



£475,000 guide price

1 Malthouse Way, Cooksbridge, East Sussex, BN7 3PT

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Overview...

A great opportunity to purchase this attractive 3 bedroom semi-detached home with converted garage and conservatory which is situated on the edge of the village overlooking open fields.

This wonderful modern home was built circa 1997 and offers comfortable accommodation with a central entrance hall, ground floor W.C., front aspect fitted kitchen/dining room, a spacious sitting room which opens into a double glazed conservatory.

On the first floor is a generous landing with the master bedroom to the front with an ensuite shower room, two further bedrooms to the rear and a modern fitted family bathroom.

Outside, the property boasts a larger than usual garden with areas of lawn and paved patio. There is a driveway to the front which leads to the garage which has been converted to provide a small area for storage and an insulated and finished office or treatment room.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs to first floor with cupboard under, laminated flooring.

CLOAKROOM/W.C.- Refitted modern white suite comprising a low level W.C. and wash hand basin with vanity cupboard below, attractive part tiled walls, double glazed window.

KITCHEN/DINING ROOM- A generous room flooded with natural light through the twin front aspect double glazed windows and fitted with a comprehensive range of shaker style wall and base cupboards complimented by laminated worktops, 1.5 bowl single drainer sink with adjacent mixer tap, ceramic hob with concealed cooker hood over and oven below, spaces for a tall American style fridge freezer and washing machine, tiled splash areas, breakfast bar and space for a family dining table, laminated flooring.

SITTING ROOM- A generous room with triple panel double glazed bi-fold doors opening into the conservatory, laminated flooring.

CONSERVATORY- A attractive double-glazed conservatory with double doors opening onto the rear patio, laminated flooring.

FIRST FLOOR LANDING- Hatch to loft space, landing cupboard.

BEDROOM- A lovely bright double room with wonderful countryside views through the twin double glazed windows, range of fitted wardrobes, door to-

ENSUITE SHOWER ROOM- Refitted white suite comprising a walk-in shower cubicle with tiled surround and glass door, pedestal wash hand basin with mixer tap, low level W.C., double glazed window, tiled floor, heated towel rail.





Property and Outside...

BEDROOM- Rear aspect double glazed window.

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BATHROOM- Refitted modern white suite comprising a panel enclosed bath with tiled surround, pedestal wash hand basin with chrome mixer tap, low level W.C., tiled floor, heated towel rail, double glazed window.



OUTSIDE

REAR GARDEN- A deceptively generous garden with areas of lawn and paved patio enclosed by fencing with gated access.

DRIVEWAY PARKING-

GARDEN STUDIO/OFFICE- Insulated with power and light, double glazed door, storage area.



Location...

Cooksbridge is just 2 miles North of the historic market town of Lewes. Cooksbridge features a mainline railway station with direct services to London Victoria, Gatwick and Lewes. The village has a highly regarded primary school, a petrol station with convenience shop, modern village hall, children's recreation ground, modern farm shop with café and The Rainbow public house. Secondary education can be found at nearby Lewes and Chailey.

With the historical country town of Lewes is approximately 2 miles away, also with a mainline train service, Lewes offers many cultural facilities and an excellent range of independent shops, cafes, restaurants, public houses, supermarkets, swimming pools and the superb Depot Cinema.

Lewes is also host to many sports clubs including Rugby, Football, Cricket, Tennis, Golf, Stoolball, Rowing, Cycling, Running and Athletics to name a few.

Tenure - Freehold

Gas fired central heating

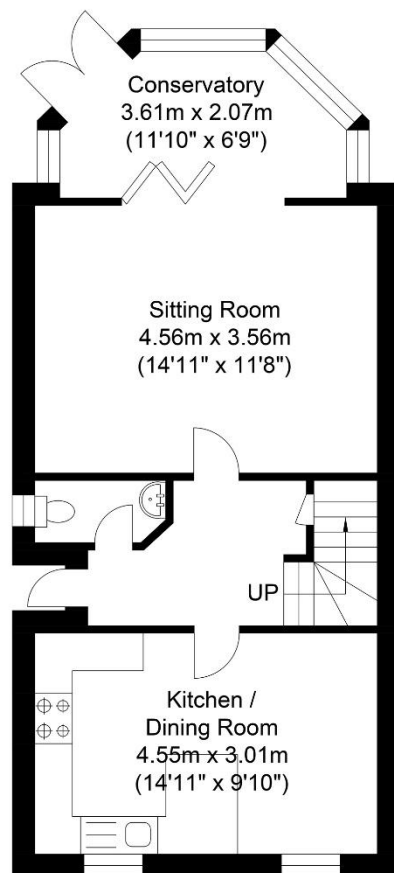
Double Glazing.

EPC Rating - E

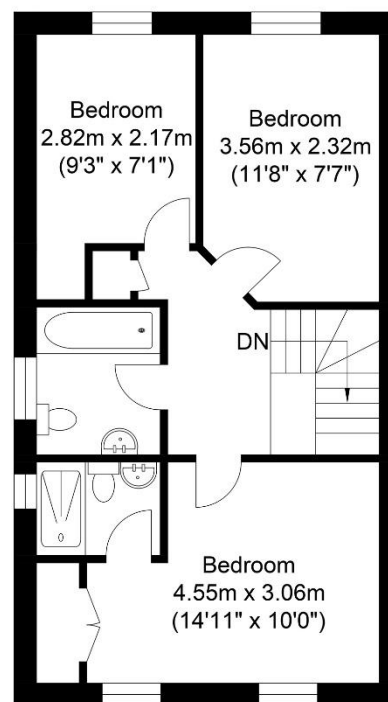
Council Tax Band - E

Viewing recommended

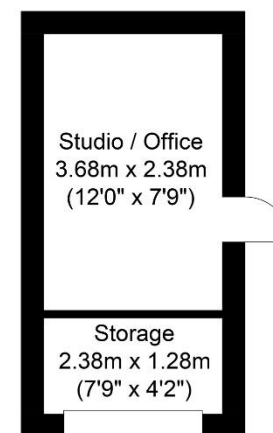
For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Ground Floor
Approximate Floor Area
486.63 sq ft
(45.21 sq m)



First Floor
Approximate Floor Area
423.55 sq ft
(39.35 sq m)



Outbuilding
Approximate Floor Area
129.59 sq ft
(12.04 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 84.56 sq m / 910.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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