



£850,000 offers in the region of
12 Laughton Lodge, Common Lane, Laughton, East Sussex, BN8 6BY

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Overview...

A great opportunity to purchase this beautifully presented 4/5 bedroom family home situated in the popular Co-Housing Community of Laughton Lodge, near to the villages of Laughton and Ringmer.

The Co-Housing development comprises of 22 privately owned residential properties, comprising of detached and terraced townhouses and apartments ensuring a wide variety of family sizes and age groups. Residents have access to over 20 acres of communal gardens, woodland and paddocks complete with horses. Residents have use of a variety of shared buildings including workspaces, offices, guest bedrooms, yoga studio, dancehall, kitchens and events spaces.

With approximately 2,000 sq ft of internal space, the property boasts high ceilings, attractive French windows and the most gorgeous views of the Sussex countryside.

A spacious entrance hall greets you with a large, open-plan living room and kitchen with French doors opening out onto the expanse of gardens. A study/bedroom and shower room completes the ground floor. On the first floor are three generously sized double bedrooms and refitted, modern white suite. On the top floor is a beautifully converted loft room with far reaching views.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Into open plan living area and door to

GROUND FLOOR BATHROOM - Shower with mixer tap, wash hand basin with mixer tap, space for washing machine, low-level W.C.

SITTING ROOM/DINING ROOM- A great size, modern open plan living and dining area with rear aspect double doors opening out to rear garden, central fireplace separating the areas.

KITCHEN- A wonderful, light and airy room with wooden base units and complimenting stone worktops. 6 ring gas hob and oven below, double bowl sink with mixer tap, rear aspect windows and doors out to rear garden. Space for fridge-freezer and dining table

BEDROOM/STUDY- A cosy front room suitable to be a study or bedroom, both front and side aspect windows

FIRST FLOOR LANDING- Front and side aspect windows and stairs to second floor

BEDROOM- A super double room with rear and side aspect windows and built in wardrobes

BEDROOM- A good size double room with rear aspect double glazed window overlooking the rear garden, built in wardrobe

BATHROOM- Fitted with a characterful suite comprising a panel enclosed? bath with mixer tap and shower over, tiled surround and glass screen, countertop wash hand basin with mixer tap and low-level W.C.

LOFT ROOM - Attractively converted loft with two Velux windows. Far reaching views



About the property...

Once an old hospital, in the 1990s, a community came together to build 22 houses on site as well as other communal spaces that are equally shared and maintained. With over 22 acres of land, there is something for everyone.

The site is owned and managed by residents and is located on the edge of the small village of Laughton in East Sussex. This is the perfect mix of rural setting and close enough for excellent access to bigger towns and mainline transport links.

Each house is individually made to have its own authentic design. There are community facilities available such as a community centre (that can facilitate events), games rooms, meeting rooms, offices and workspaces as well as guest accommodation. There are also smaller outbuildings perfect for art and other creatives.

The land is communally maintained and stretches over 22 acres with open meadows, strips of woodland and ponds. There are also horses that are shared for those interested in equestrian. The extensive outdoor space is perfect for families, animals and recreation.





More about the property...

Laughton Lodge offers a rare opportunity to enjoy the space, tranquillity, and community of a co-housing development, combined with the privacy of individual homes and the convenience of extensive shared facilities, all within easy reach of Sussex villages, towns, and the coast.



Tenure - Share of Freehold - 999 years from 1998

Annual Building Maintenance Charge - apx £2,422

Annual Grounds Maintenance Charge - apx £314.16

Annual Ground Rent - £10

EPC Rating - D

Council Tax Band - E

VIEWING RECOMMENDED



Location...

Laughton Lodge is a Co-Housing development comprising of 22 private residential homes, where each homeowner has access to over 20 acres of communal grounds and woodland.

Full Details of Laughton Lodge can be found on the Laughton Lodge Website here- [Laughton Lodge - A safe, welcoming and creative community in the South East of England.](#)

Although offering a true rural location, this super family home is within easy reach of Laughton, a popular and picturesque village just 6.5 miles to the East of Lewes. The village benefits from a primary school, a community owned village shop and post office, and a popular public house offering dining.

A regular and late running bus service offers routes to Lewes, Eastbourne and Brighton and train services are available at Berwick, Uckfield and Lewes. Many scenic walks are also within striking distance of the property with access to the local countryside and woodland.

The nearby village of Ringmer is just 3 miles away and offers a parade of shops and eateries, there is also a secondary school at Ringmer and many sports clubs including, football, cricket, stoolball and bowls.

The property is well located for Lewes Old Grammar School and Bedes. Mainline Railway Stations can be found at Lewes and Berwick.



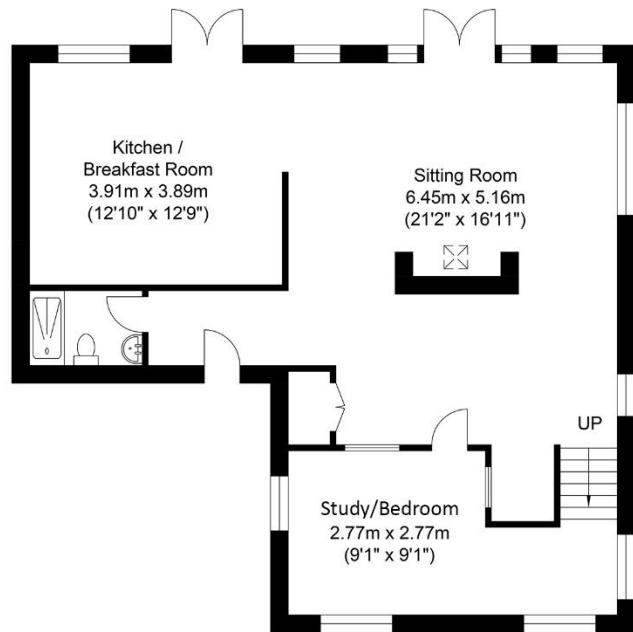


Enquiries...

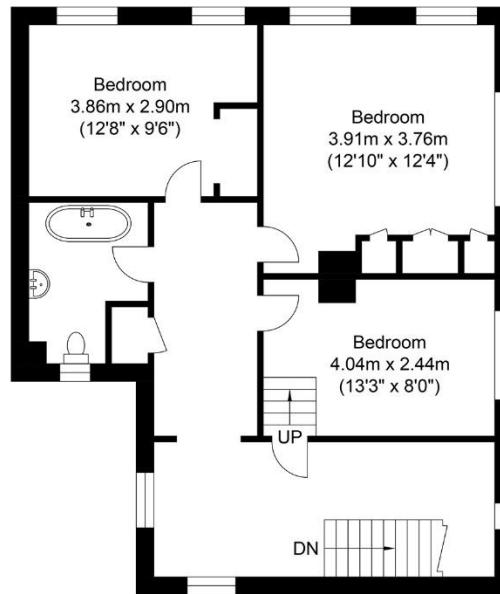
For an appointment to view or any further enquiries, please contact our Lewes office on-

01273 407929 or

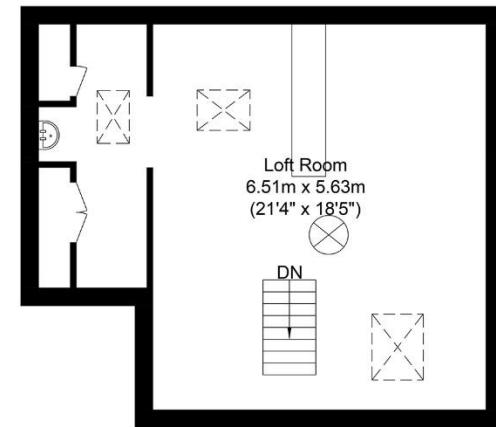
ringmer@mansellmctaggart.co.uk



Ground Floor
Approximate Floor Area
797.71 sq ft
(74.11 sq m)



First Floor
Approximate Floor Area
707.61 sq ft
(65.74 sq m)



Second Floor
Approximate Floor Area
486.95 sq ft
(45.24 sq m)

Approximate Gross Internal Area = 185.09 sq m / 1992.29 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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