



£450,000 o.i.e.o

3 Martens Field, Rodmell, Lewes, East Sussex, BN7 3HR

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Overview...

We are proud to market this beautiful, double-fronted, four-bedroom chalet bungalow in the popular village of Rodmell.

This property is located in a quiet cul de sac in the centre of the village, away from passing traffic and boasting far-reaching views of the Sussex countryside.

Inside, you are greeted with a spacious dining room and generously sized sitting room, both with expansive double-glazed windows. The ground floor also boasts a modern fitted kitchen with direct access to the rear garden, bedroom and bathroom.

Upstairs are three bedrooms, varying in sizes with the master bedroom boasting a balcony that overlooks the rear garden and a family bathroom.

Outside is a deceptively generous garden with private gated side access.

VIEWING RECOMMENDED



The property...

ENTRANCE LOBBY- Recess for coats and shoes, opening into-

DINING ROOM- A good size room with an expansive front aspect double glazed window overlooking the front of the property

SITTING ROOM- A generously size room measuring 3.16m x 4.11m. With a great sized front aspect double glazed window matching that of the dining room with views. You also find the stairs to the first floor, storage cupboard and doors to principal rooms

KITCHEN- A stylish kitchen comprising flushed wooden wall and base units with complimenting granite style worktops. Stainless steel sink with mixer tap, space for range style cooker with built in chimney style cooker hood above. Space for fridge freezer, dishwasher and washing machine. Further storage and dining space with matching breakfast bar. The room is flooded with natural light from the full-length double-glazed window and double doors that open out to provide direct access to the rear garden.

BEDROOM- A good size double room with rear aspect window and double doors opening out directly to the rear garden.

BATHROOM- A modern fitted suite comprising panel enclosed bath with mixer tap, wash hand basin with mixer tap, low-level W.C. with concealed system. Complimented by panelled walls, laminate flooring and an obscured double-glazed window

FIRST FLOOR LANDING- Doors to principal rooms and large rear aspect window overlooking the Sussex countryside





Property and Outside...

BEDROOM- A super double bedroom measuring 3.54m x 4.75m with skylight and double-glazed door opening onto balcony providing lots of natural light and gorgeous, far-reaching views

BEDROOM- A generous sized room with skylights providing natural light and built in storage

BEDROOM- A good size room with large rear aspect double-glazed windows providing far-reaching views and built in wardrobes

BATHROOM- Fitted family bathroom comprising a walk-in shower, glass enclosed, hand wash basin with mixer tap and vanity unit below, w.c., heated towel rail. Tiled walls, obscured window and patterned tiled flooring

OUTSIDE

FRONT GARDEN- Blocked paved pedestrian pathway to front door with areas of shrubs and flowerbeds either side, brick enclosed. Path round the property to gated side access to-



Outside and Location...



REAR GARDEN- A deceptively good size courtyard garden, block paved, fence enclosed, bordered with raised flower beds. The garden also features an exposed flint wall and private gaed side access which wraps around the property.

Rodmell is a beautiful village that has a good range of leisure activities including a village hall, playing field and historic church, "Monks House", author Virginia Woolf's 16th-century country home, local vineyard "Breaky Bottom", and the village public house, the "Abergavenny Arms".

The village is within easy access to The South Downs Way and many other charming country walks via footpaths and bridleways to neighbouring villages, Lewes, and the Sussex coastline.

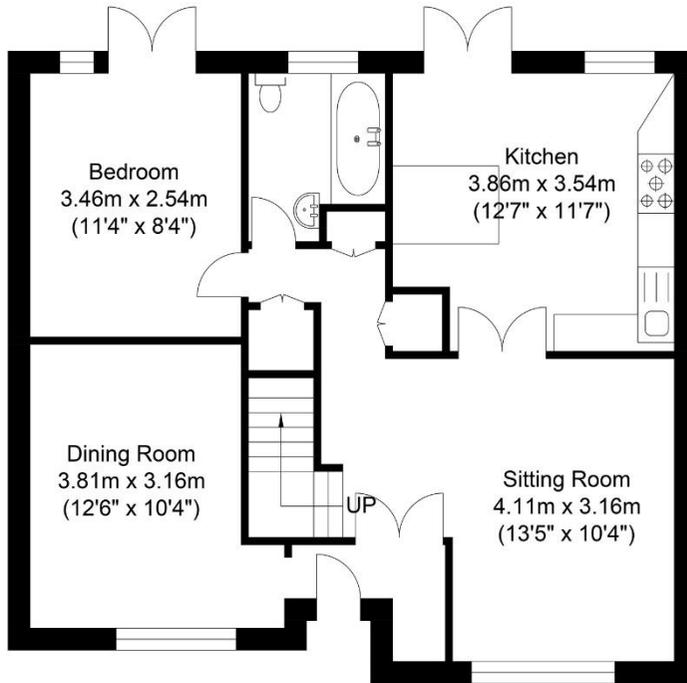
The historic town of Lewes is only 3.5 miles away and offers many individual shops, restaurants, outdoor swimming pool, The Depot Cinema and Leisure Centre with gym. The coast is only 3.5 miles away and Seaford offers beach swimming and a popular yacht club.

There is a highly regarded primary school in the neighbouring village of Kingston and excellent state schools along with well-respected private schools catering for all ages in Lewes including "Priory Secondary School", "Sussex Downs College", and "Lewes Old Grammar School"

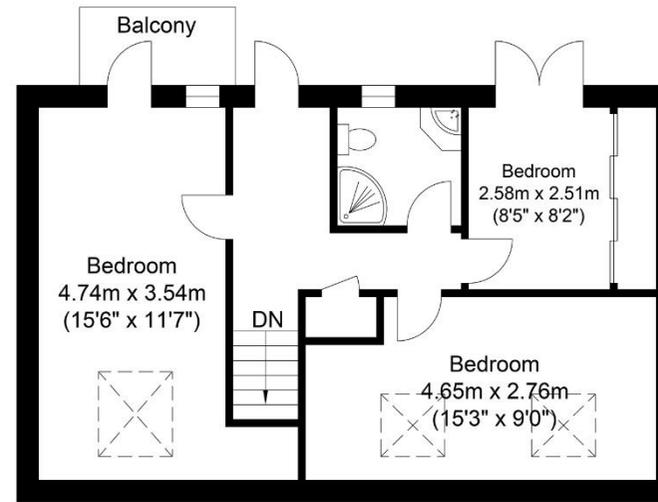


Tenure - Freehold
Air source heat pump
Double Glazing.
EPC Rating - E
Council Tax Band - C

Viewing recommended



Ground Floor
Approximate Floor Area
728.39 sq ft
(67.67 sq m)



First Floor
Approximate Floor Area
460.91 sq ft
(42.82 sq m)



Approximate Gross Internal Area = 110.49 sq m / 1189.30 sq ft

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

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