



£400,000 offers in region of
1 Station Mews, Cooksbridge, East Sussex, BN8 4FE

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Overview...

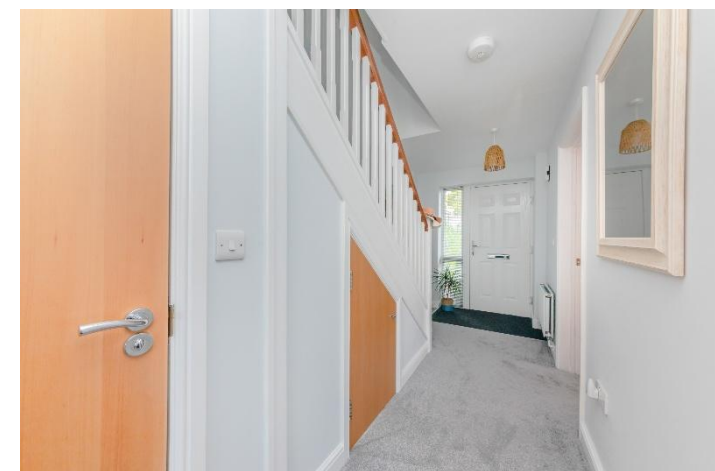
A great opportunity to purchase this beautifully presented 3 bedroom family home situated in a quiet close within walking distance of the village and local primary school.

This super property boasts spacious and versatile accommodation throughout, with stylish, modern features. You're welcomed with a spacious entrance hall with ground floor W.C., and into a modern, dual aspect kitchen. This opens into a naturally bright, 'L' shape open plan living/dining room. This presents doors that open directly into the rear garden

On the first floor are three bedrooms, varying in size, all boasting built in wardrobes, with the principal bedroom having an en suite shower room. There is also a modern fitted family bathroom.

Outside, the property is a pretty courtyard rear garden with a selection of plants and shrubs. A parking space is available at the front of the property.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs to first floor, front aspect window, cupboard under stairs and door to-

CLOAKROOM/W.C.- White low-level W.C., wash hand basin.

KITCHEN- A beautiful, naturally light dual aspect modern kitchen fitted with handleless base units with contrasting granite effect roll edge work surfaces. One and half bowl sink with expansive double-glazed front aspect window above, overlooking the front of the property, the natural light is furthered from a side aspect window. 4 ring ceramic hob with chimney style cooker hood above and integrated oven below, integrated dishwasher and fridge and freezer. Doors to-

LIVING/DINING ROOM- A great dual aspect space in a 'L' shape, with double glazed side aspect windows and double glazed rear aspect windows and doors, providing direct access to the rear garden. With space for a dining table and direct access into the kitchen.

FIRST FLOOR LANDING- Airing cupboard and doors to principal rooms

BEDROOM- A super double room with front and side aspect double glazed window, built-in wardrobes and door to-

EN SUITE- Shower with tiled surround and glass doors, low level wc and pedestal hand wash basin with mixer tap and tiled back splash, tiled flooring and obscured window

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





Property and Outside...

BEDROOM- A single bedroom with a rear aspect double glazed window and built in wardrobe

BATHROOM- Fitted with a modern white suite comprising a panel enclosed bath with shower over, tiled surround and glass screen, pedestal wash hand basin, low level W.C., chromed heated towel rail, obscured windows.

OUTSIDE

FRONT GARDEN- Block paved driveway leading to the front door with a plentiful arrangement of mature plants and shrubs to the side.

REAR GARDEN- A beautifully maintained courtyard garden with an area with a selection of flowers plants and trees, ideal for potted plants. Fence enclosed and with gated private side access

PARKING- To the front of the property.





Location...

Station Mews is quiet no through road, located adjacent to the Mainline Station and in the heart of the village of Cooksbridge. With easy access to picturesque walks through the South Downs National Park.

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.

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

Tenure - Freehold

Air source heat pump

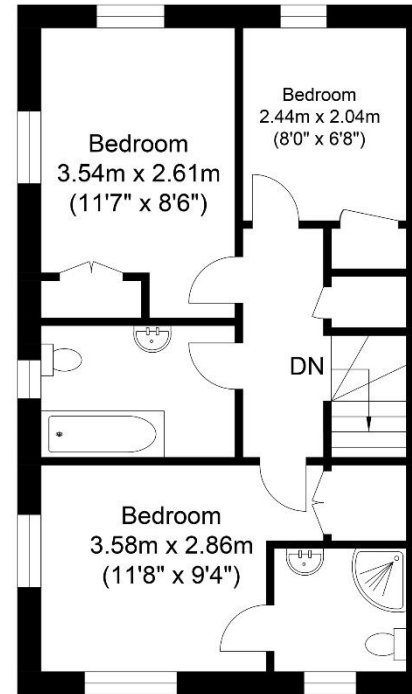
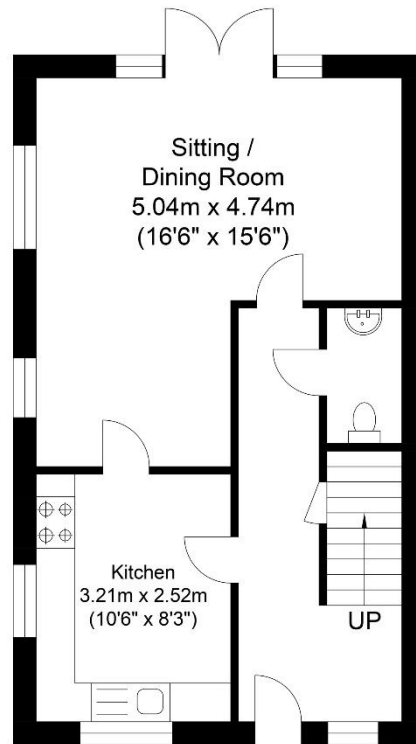
Double Glazing.

EPC Rating - C

Council Tax Band - D



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



Ground Floor
Approximate Floor Area
426.03 sq ft
(39.58 sq m)

First Floor
Approximate Floor Area
426.03 sq ft
(39.58 sq m)

Approximate Gross Internal Area = 79.16 sq m / 852.07 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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