



£450,000 offers over

Flat 1 Rodmell House, Newhaven Road, Rodmell, Lewes, East Sussex, BN7 3EZ

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Overview...

A fantastic opportunity to acquire this rarely available ground floor flat, ideally situated in the heart of Rodmell village, nestled within the South Downs National Park and surrounded by an abundance of picturesque countryside walks.

This charming property has been beautifully maintained and offers generous, well-proportioned accommodation, enhanced by character features and delightful views across the village.

The spacious sitting/dining room enjoys direct access to the attractive gardens, creating an ideal space for both relaxing and entertaining. A dual-aspect fitted kitchen and a family bathroom complete the main living areas. The property further benefits from four bedrooms of varying sizes, including a principal bedroom with an en suite.

Externally, the property is enveloped by attractive garden spaces. A private courtyard leads through to a larger garden, predominantly laid to lawn and complemented by a variety of colourful, mature planting.

VIEWING RECOMMENDED



The property...

ENTRANCE- From the communal entrance to a private entrance with front aspect window, an ample space for coats and shoes

SITTING ROOM/DINING ROOM- Barn style door leads to a great size room, measuring 22'1ft x 13'2ft, featuring exposed beams and generous front aspect windows. Ample built in shelving, great for storage and ornaments with door to the rear leading directly to the courtyard garden

KITCHEN - A beautiful bespoke kitchen fitted with a range of wooden wall and base units with matching work surfaces. A ceramic sink with rear aspect window above floods the room with natural light, this is furthered by the side aspect sash window. Space for range style cooker, fridge freezer and dishwasher with tile surround and tiled flooring.

BATHROOM- Fitted with a white suite comprising a panel enclosed bath with shower over, pedestal wash hand basin, low level W.C., airing cupboard, with tiled walls and stone tiled flooring.

BEDROOM- A super dual aspect room with front and side aspect windows overlooking the village, featuring exposed beams and laminate flooring with door to-

EN SUITE- Enclosed shower with glass doors and tiled surround, pedestal hand wash basin with mixer tap, low-level wc and stone tiled flooring

BEDROOM- A super double room with front and side aspect sash windows, featuring exposed beams. Currently used as a study, but ideal space as snug or home office

BEDROOM- A good size double room with rear aspect sash window overlooking the pretty greenery, featuring exposed beams and a beautiful, exposed brick wall housing a cast iron log burner with tiled hearth

BEDROOM- A great double bedroom with double doors opening directly to the rear garden





Outside...

REAR GARDEN- To the rear of the property sites a courtyard area with paved patio, beautifully lined with potted plants with a rear flint and brick wall, ideal for entertaining and alfresco dining. On a higher level sits a bed laid with a range of colourful plants and flowers, a great space for keen gardeners. Further is a larger private plot, with a generous area of laid to lawn bordered with a gorgeous array of flowers, shrubs and trees. To the rear is a shed for storage. The outside space is an invaluable part of this property and is rarely available including privacy and great space for relaxing and entertaining.

PARKING- On street, to the front of the property



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



Location...

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 - Share of Freehold

Maintenance Charge - £120 pm

Grade II Listed

Electric Heating

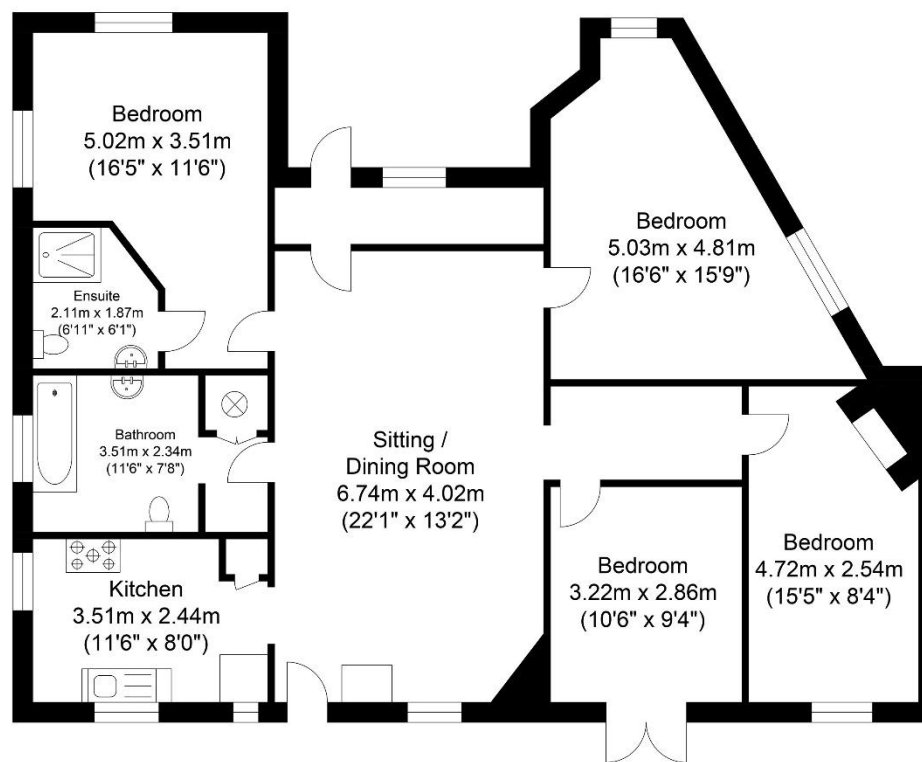
Double Glazing.

EPC Rating - TBC

Council Tax Band - C

Viewing recommended





Ground Floor
 Approximate Floor Area
 1183.70 sq ft
 (109.97 sq m)

Approximate Gross Internal Area = 109.97 sq m / 1183.70 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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