



£700,000 guide price

Pippins, The Street, Offham, East Sussex, BN7 3QE

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Overview...

A fantastic opportunity to acquire this charming two-bedroom detached bungalow, situated in the popular village of Offham. This property is a Scandia Hus design boasting triple glazing throughout with high levels of insulation, boosting the properties energy efficiency.

Positioned on an elevated plot behind a gated driveway, this attractive home boasts a generous front garden with a combination of lawn and decked seating areas—perfect for making the most of the stunning outlook. There's also a private, southerly-facing garden offering further tranquil outdoor space with beautiful views.

A particularly desirable feature is the substantial double garage, complete with two levels of storage and the added convenience of a WC.

Internally, the property offers a spacious, front-aspect sitting room filled with natural light and showcasing the panoramic scenery. The dual aspect fitted kitchen benefits from its own separate entrance, adding practicality. There are two well-proportioned double bedrooms, both enjoying lovely views and fitted wardrobes, along with a modern family shower room.

Whilst extremely well presented the property has the benefit of approved Planning Permission to extend to the front to create a third bedroom with additional shower room. We are advised that works are recognised as commenced thus validating the permission.



The property...

ENTRANCE HALL- Front door, front aspect window, to generous hall with built in cupboard for coats and shoes and hatch to loft

SITTING ROOM- A beautiful, dual aspect, naturally bright space with front and side windows. To the front double doors open directly to the front garden, seamlessly flowing to an outdoor raised decking, all enjoying stunning far-reaching views across the South Downs

KITCHEN/BREAKFAST ROOM- A wonderful, light and airy room boasting a modern fitted kitchen comprising fitted wall and base units, finished in a cream with complementing wooden work surfaces and handles, one and half bowl sink with rear aspect window above, 4 ring ceramic hob with cooker hood above, integrated eye level oven and space for appliances. This generously sized room has space for a dining table and allows a social space, with a side door for direct outdoor access and a further side aspect window.

BEDROOM- A super double room with front aspect triple glazed windows enjoying far-reaching views over the Sussex countryside and built-in wardrobes.

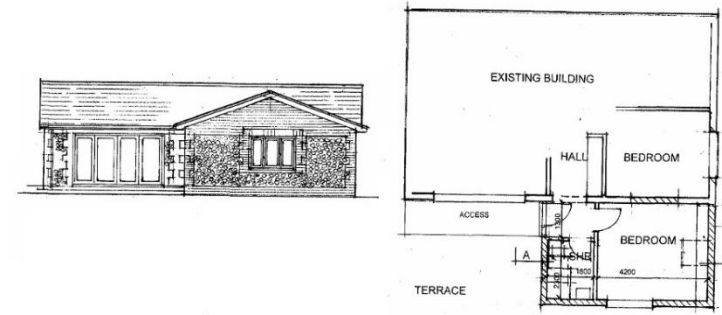
BEDROOM- A good size double room with rear aspect triple glazed window overlooking the garden and built in wardrobes

SHOWER ROOM- Fitted with a modern white suite comprising a shower enclosure, wc, pedestal wash hand basin with mixer tap and window to the rear.

PLANNING PERMISSION

The property has the benefit of approved planning permission to further develop the property with the additional of a 3rd double bedroom with additional Shower Room. We are advised that works are considered to be commenced and inspected with foundations and brick-work up to dpc completed and now hidden by the decked terrace.





Outside...

FRONT GARDEN- A generous space with raised decking at the front of the property with an area block paved and laid to lawn, with an outlook of gorgeous views and space ideal for alfresco dining and entertaining.

REAR GARDEN- A deceptively generous garden extending around the property in an enviable Southerly aspect and is mostly laid to lawn with mature and established borders with colourful plants, trees and shrubs trees, perfect setting for keen gardeners.

GARAGE- A wonderful asset to the property with two roller doors to the front, with a convenient wc and space over two floors, ample space for vehicles, storage or home office, with the construct boasting power and light

PARKING- A private gated drive leads to the property with ample parking





Location...

Offham is a small village located at the foot of the South Downs and lies within the South Down National Park. The village boasts a popular pub with dining, a pretty church, and many scenic walks over the South Downs and down the river Ouse.

There is a footpath to nearby Lewes and also Cooksbridge which benefits from a popular primary school, secondary schools can be found at Lewes and Chailey. Lewes Old Grammar, Cunmor House and Plumpton College are also within easy reach.

Mainline Railway Stations are within 1 mile distance, at Lewes and Cooksbridge, offering direct trains to London and Gatwick, in addition Lewes offers services to Brighton.

Lewes is the county town of East Sussex and is home to a plethora of history boasting Lewes Castle, Anne of Cleves House and the Priory Ruins. In the town centre you can find a wide selection of shops, cafes, restaurants and public houses, there is also the Depot Cinema which serves local food and drink 7 days a week.

Lewes is also proud to support many sports and athletics clubs, including football, rugby, tennis, stoolball, golf, running and cycling to name a few.

Tenure - Freehold

Electric central Heating

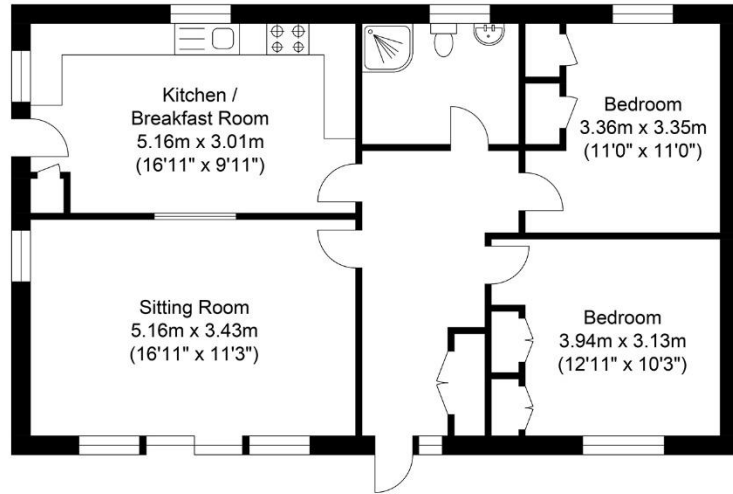
Triple Glazing.

EPC Rating - C

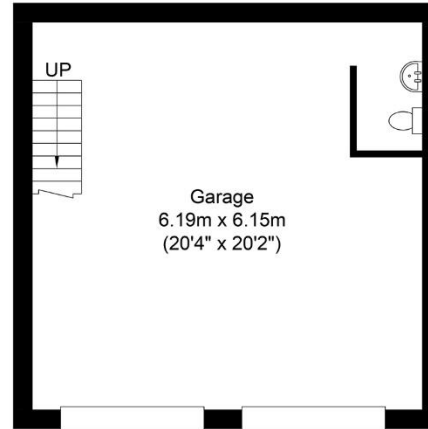
Council Tax Band - D

Viewing recommended

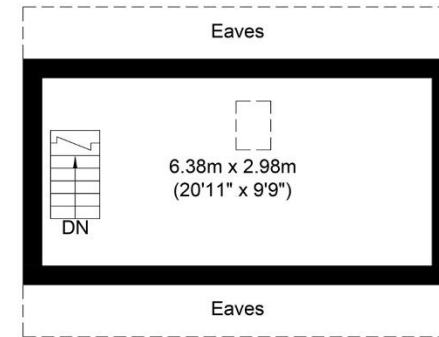




Ground Floor
Approximate Floor Area
851.42 sq ft
(79.10 sq m)



Outbuilding Ground Floor
Approximate Floor Area
409.78 sq ft
(38.07 sq m)



Outbuilding First Floor
Approximate Floor Area
206.99 sq ft
(19.23 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 79.10 sq m / 851.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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