



Brinkwells, High Street, Buxted, TN22 4JZ

Guide Price **£700,000**

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Brinkwells High Street

Buxted

A three double bedroom two bathroom detached 1950's chalet style home, situated in a discreet position in this ever desirable village and occupying a secluded plot of 0.27 of an acre with an attached garage.

The property is entered via a porch which continues through to an entrance hallway with a shower room found nearby, there is a fully bespoke fitted study, a triple aspect sitting room with a set of double doors continuing through to a dining room. The kitchen is fitted with a matching range of units to eye and base level with a useful built-in pantry and a personal door opening to the rear garden.

Council Tax band: F

Tenure: Freehold

- A tuckaway three double bedroom 1950's chalet style home occupying a stunning 0.27 acre plot
- Beautifully landscaped rear garden with a pond and detached timber chalet
- Impressive triple aspect 19'6 x 18'10 sitting room
- Dining room | bespoke fitted study
- Ground floor shower room
- Driveway providing ample parking | Large garage
- Walking distance of two public Inns, village shop, doctors surgery and mainline railway station





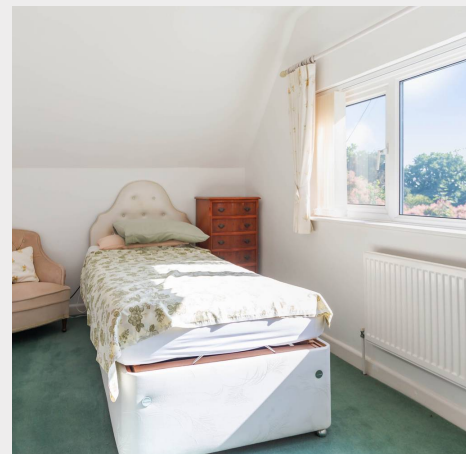
Brinkwells High Street

Buxted

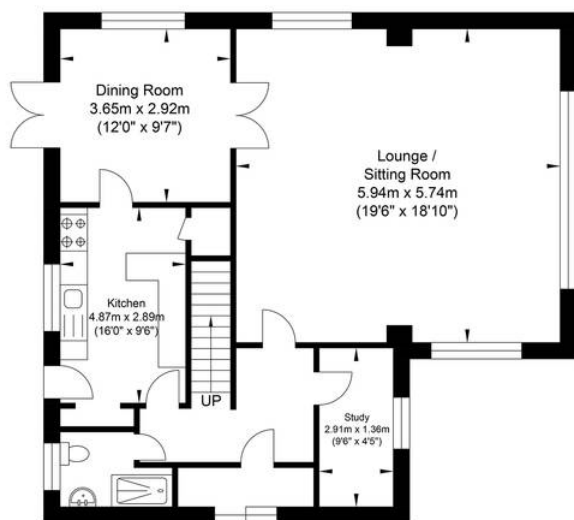
The first floor provides a landing, three double bedroom all having built-in wardrobes and a family bathroom comprising an enclosed bath and separate shower cubicle.

Outside, the front of the property is approached via a driveway which in turn leads to the garage, there is further hardstanding for vehicles and an enclosed front garden. The rear garden is predominantly laid to lawn with a with a flagstone seating terrace, pond and timber chalet. The whole flanked by well stocked shrubs beds, mature hedging and enjoys a good degree or seclusion.

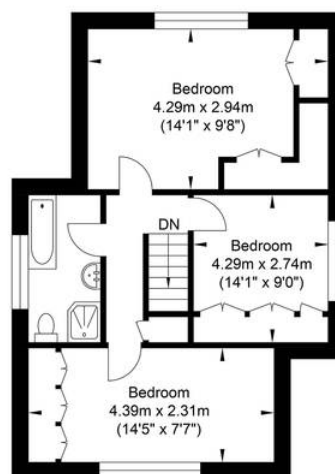
Brinkwells is believed to have been constructed in 1950's, the property lies is a tuckaway, elevated positioned off the high street and within walking distance of the village amenities. The living accommodation is deceptively spacious arranged over two storeys with an impressive 19' 8 x 18'10 triple aspect sitting room which continues through to a dining room. The rear garden has been beautifully landscaped and has a pond and detached timber chalet.



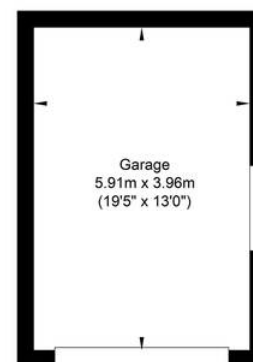
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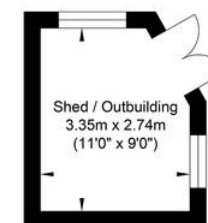
Ground Floor
Approximate Floor Area
767.35 sq ft
(71.29 sq m)



First Floor
Approximate Floor Area
410.10 sq ft
(38.10 sq m)



Garage
Approximate Floor Area
251.87 sq ft
(23.40 sq m)



Outbuilding
Approximate Floor Area
92.67 sq ft
(8.61 sq m)

Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 109.39 sq m / 1177.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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