



**Sedum Cottage, Barcombe, East Sussex, BN8 5BN**

Asking Price £295,000

## **Sedum Cottage, Barcombe, East Sussex, BN8 5BN**

Two bedroom detached property in Barcombe village centre.

### **The Property**

---

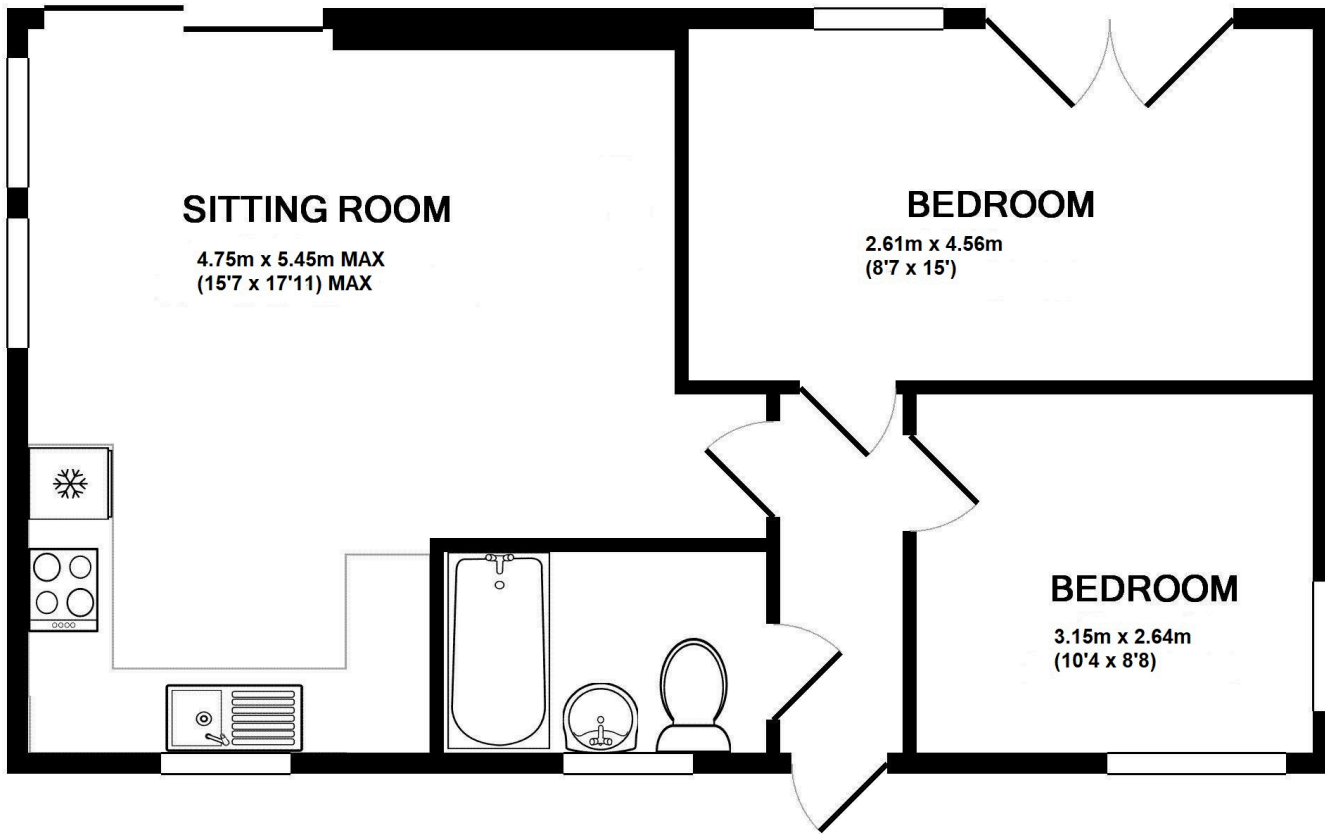
Sedum cottage is a unique contemporary style property. The accommodation has an open plan kitchen with integrated cooker, fridge freezer and a freestanding dishwasher and a washing machine and ample units. The lounge/ dining room has full height windows on two sides with doors leading to the garden and engineered oak flooring. The modern bathroom has a suite comprising of a panelled bath with shower over, concealed w/c and wash hand basin. The parking space is at the side of the property and the garden is easily maintained with a paved seating area with paving slabs and gravel, and shrub borders.

### **The Location**

---

Barcombe is a popular village located 4 miles out of Lewes. It is an active village with a very strong community feel. The benefits include a thriving village school, village pub, community lead shop and post office and a whole host of sports activities and its very own bonfire society. The Anchor Inn at Barcombe Mills is lovely in the summer with its pub garden and boat hire available on the River Ouse.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2010



**Oakley**

Your Sussex Property Expert

Lewes Property Hub  
01273 487 444  
14a High Street, Lewes BN7 2LN  
www.oakleyproperty.com  
lewes@oakleyproperty.com

We also have offices in:  
Shoreham by Sea  
Brighton & Hove  
The London Office



A new way of marketing property

Get in touch to book a viewing or valuation of your own property



Agents Notes  
Tenure - Freehold  
Council Tax Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.