



**Brook Cottage, Nash Street, Golden Cross, Chiddingly, East Sussex, BN27 4AB**

**£770,000**



# Brook Cottage, Nash Street, Golden Cross, Chiddingly, East Sussex, BN27 4AB

## The Property

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Brook cottage dates back approximately 250 years and was originally two farm worker cottages.

The accommodation now has many character features including exposed beams, wood-burning stove, slate flooring and latch doors. There is scope and planning permission to extend and improve. The front door leads into the dining room with a Parkray wood burner set in a fireplace, double aspect windows. The kitchen houses a range of base units, space and plumbing for washing machine, dishwasher and stove. Tiled floor and door to the garden and view across adjoining farmland. Door to triple aspect lounge with French doors to the garden, wood burning stove set in a fireplace and stairs to the first floor. Cloakroom with low level w/c, wash hand basin and further appliance space.

Stairs to first floor galleried landing with superb views across the farmland, small shelved cupboard and door to bathroom with a panelled bath and wash hand basin. On the first floor are four double bedrooms, two of which are double aspect with wonderful countryside views.

The garden is a superb feature of this country property, it wraps around the house with a mature hedge to the front. To the side is a metal gate and driveway providing parking. The garden is exceptionally well stocked and provides a wonderful display of flowers and shrubs throughout the year particularly from the spring. There are different seating areas and the rear hedge adjoins the farmland there are too many plants to mention, but there are several mature trees including sycamore, willow, fig and apple trees. Some of the flowering shrubs include a variety of roses and clematis, lots of buddleia and oxeye daisies.

\*\* There is a current planning permission for a two storey extension to the rear of the property to form a large kitchen/breakfast room and an additional bedroom.

Application number: WD/2023/1691/F







## **Brook Cottage, Nash Street, Golden Cross, Chiddingly, East Sussex, BN27 4AB**

A charming four bedroom detached character cottage located in  $\frac{3}{4}$  acre (TBC) of exceptionally well stocked gardens with views across adjoining countryside.

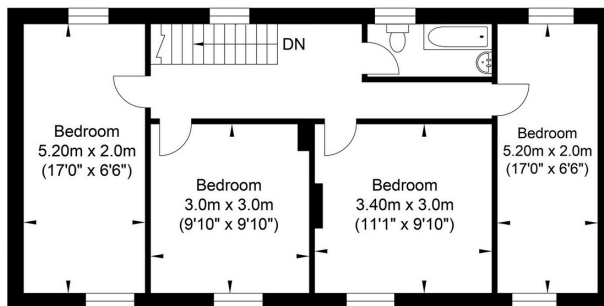
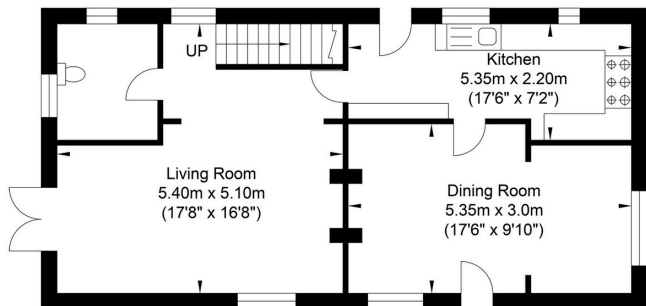
### **The Location**

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Chiddingly is a village located equidistant between Uckfield, Lewes and Hailsham just off the A22 to Eastbourne. The village itself is small but houses Farleys House & Art Gallery and two pubs - The Six Bells which is great for music and The Gun is much more a Pub for Food. The Gun Brewery and Tap room is also well known for its local Beer. Neighbouring villages have schools and there is a shop at Golden Cross. Chiddingly is 11 miles from Lewes.



# Nash Street, Golden Cross



Ground Floor  
Approximate Floor Area  
595.67 sq ft  
(55.34 sq m)

First Floor  
Approximate Floor Area  
595.67 sq ft  
(55.34 sq m)



Approximate Gross Internal Area = 110.68 sq m / 1191.35 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	6 G	

Agents Notes

Tenure - Freehold  
Council Tax Band - E



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