



4 Martens Field, Rodmell, Lewes, East Sussex, BN7 3HR

Asking Price £450,000

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Chalet style bungalow in a semi rural location in Rodmell. The property is perfect for improvement with two reception rooms downstairs and two bedrooms upstairs. Views from the front of the property across a field and surrounding Downland.

The Property

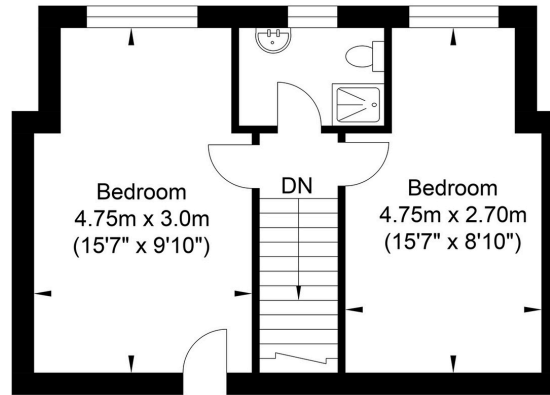
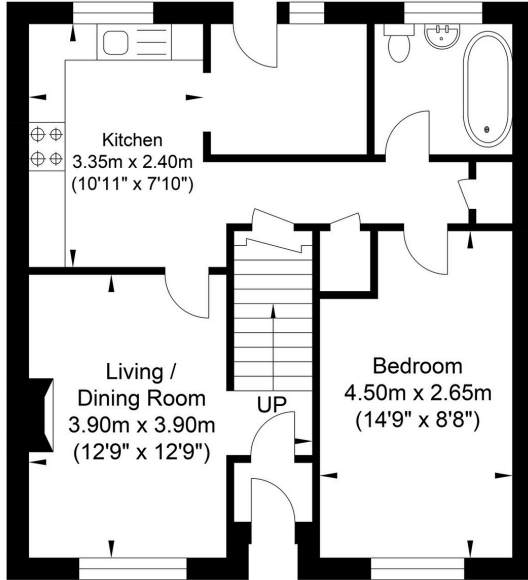
Covered entrance porch leading to entrance lobby. Living room with stairs rising to the first floor and a large window to the front. Electric wall heater and woodburning stove with Stone hearth. Glazed door into kitchen/breakfast room fitted with a range of units with a worksurface extending to include a coloured sink with mixer tap over. Inset electric hob, oven and grill and ample storage cupboards above, tiled floor, wall heater and understairs storage cupboard. Utility room with plumbing for washing machine and back door to the garden. Inner hallway with electric heater. Bathroom with a bath, wash hand basin with cupboard below, low-level WC, fully tiled walls and heated towel rail. Deep shelved cupboard and an airing cupboard. Bedroom/reception room with a large window to the front offering views across the fields and electric wall heater. First floor landing leads to a bedroom with deep storage cupboard and window to the rear offering outlook over gardens, electric heater. Shower with electric Triton shower unit, low-level WC, wash handbasin with vanity cupboard and part tiled walls. Further bedroom with window to the rear, electric heater. To the front of the property is a large area of lawn with well stocked flower borders and a paved area for a bench. Side access leads around the side of the property with storage shed. The rear garden is bordered by an attractive Flint wall and paved area for table and chairs.

The Location

The village itself has an award winning village pub, a village hall hosts lots of clubs and of course the National Trust property, Monks House home to Virginia Woolf. The historic county town Lewes is located 3 miles away, with its mainline station (Victoria 55 mins) offering a good range of shops and leisure pursuits. Brighton is 7 miles away and Newhaven 4 miles, with its ferry terminal close by, as is the world renowned Glyndebourne Opera House.



Martens Field, Rodmell



Access To Eaves



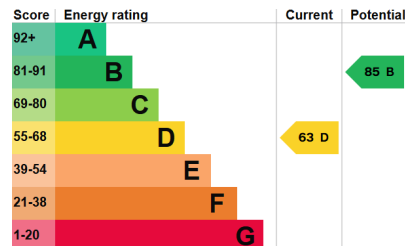
Ground Floor
 Approximate Floor Area
 519.35 sq ft
 (48.25 sq m)

First Floor
 Approximate Floor Area
 345.41 sq ft
 (32.09 sq m)

Approximate Gross Internal Area = 80.34 sq m / 864.77 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure - Freehold
 Council Tax Band - C
 EPC - D



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