



High Street, Barcombe, Lewes, East Sussex, BN8 5DH

Asking Price £445,000

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A two/three bedroom character cottage in the centre of Barcombe village, offering modern kitchen, good sized garden and opportunity for improvement with no onward chain.

The Property

Located on High Street, Barcombe, this two/three bedroom character cottage offers an opportunity for buyers seeking a home with potential. Offered with no onward chain, the property is ready for immediate occupation.

The cottage features accommodation arranged over three floors with electric central heating. The ground floor has an entrance lobby leading to a reception room to the front with a fireplace with a brick exposed chimney breast and Oak beam. The stairs lead to the first floor. There is a step to the kitchen fitted with a range of contemporary units with a built in electric hob and plumbing for a washing machine. The rear lobby has an airing cupboard, door to the garden and a door to the ground floor bathroom which has fully tiled walls, a bath with hand held shower and separate shower cubicle, wash hand basin and a WC.

The flexible layout allows for either two bedrooms on the first floor with a dedicated study or third bedroom being approached through the front bedroom, adapting to various needs. The front bedroom has a feature fireplace and feature panelled walls. The back bedroom has a corner wash hand basin.

A good sized garden is a notable feature, with a paved patio area providing private outdoor space for dining or relaxation which then leads through to a large area of lawn with shrub borders and a timber garden shed.

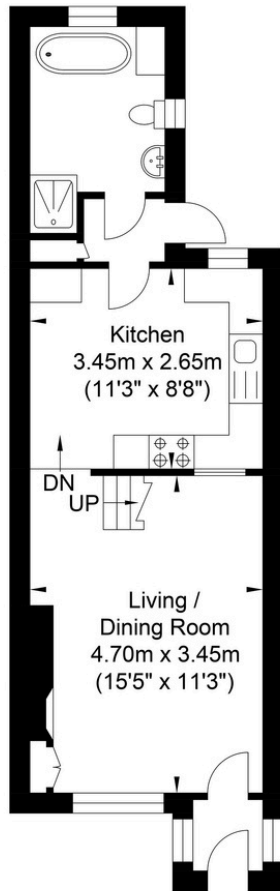
The property's central location on High Street, Barcombe is right at the heart of the village, opposite the great community run village shop and post office. A village pub and school are all within walking distance, along with sports fields supporting a country lifestyle.

The Location

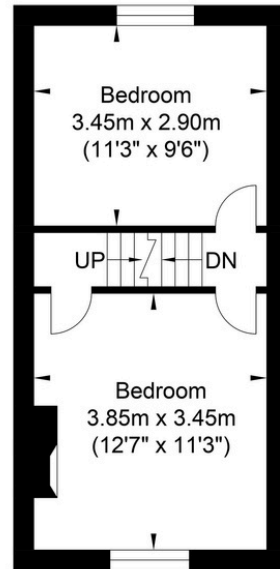
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



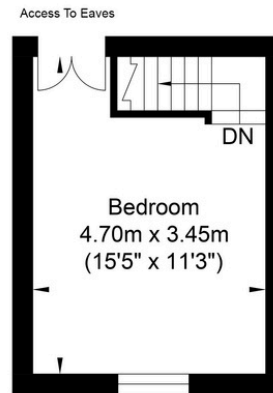
High Street, Barcombe



Ground Floor
Approximate Floor Area
378.45 sq ft
(35.16 sq m)



First Floor
Approximate Floor Area
288.47 sq ft
(26.80 sq m)



Second Floor
Approximate Floor Area
174.59 sq ft
(16.22 sq m)



Approximate Gross Internal Area = 78.18 sq m / 841.52 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure - Freehold
EPC - D
Council Tax Band - D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Please note:

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