

Martens Field, LEWES, East Sussex

Asking Price: £395,000

FREEMAN FORMAN









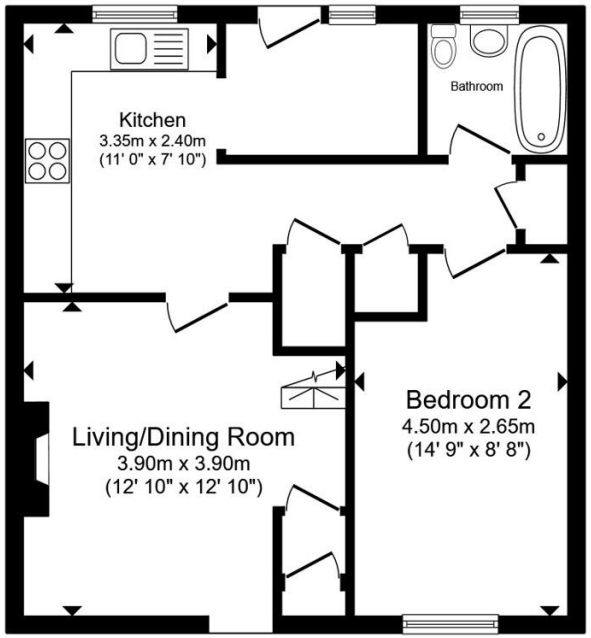




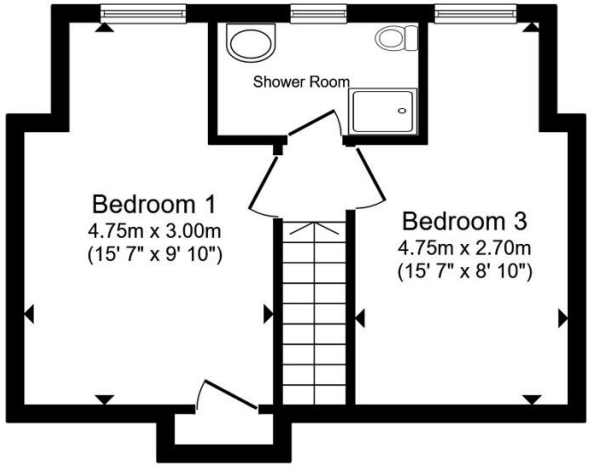
This semi-detached 3-bedroom chalet property offers comfortable accommodation in a rural location. Tucked away in a small village location, the property provides accommodation that would benefit from being refurbished and modernised and even adapted to suit an individual needs. The sitting room features a central wood burner, and this leads through to a kitchen which features a range of floor and wall mounted units and plenty of space for appliances. There is a ceramic hob and inset sink, and a further utility area with door to the rear garden. There is a ground floor bedroom, which might even be considered a dining room if the second reception room was required. The bathroom is located at the rear. On the first floor, there are two bedrooms, a built-in cupboard in bedroom 1 and a shared shower room/wc. The rear garden has been paved to create a secluded seating area ideal for entertaining. The front garden has open plan lawn with shrub borders. There is also a space to the side of the property which has a hard base. There is parking in the nearby parking bays, designated for the area.







Ground Floor



First Floor

Total floor area 80.1 m² (862 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

FREEMAN FORMAN





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. Rodmell is a beautiful village that has a good range of leisure activities including a village hall, playing field and historic church, "Monks House", author Virginia Woolf's 16th-century country home, local vineyard "Breaky Bottom", and the village public house, the Abergavenny Arms". The village is within easy access to The South Downs Way and many other charming country walks via footpaths and bridleways to neighbouring villages, Lewes, and the Sussex coastline. The historic town of Lewes is only 3.5 miles away and offers many individual shops, restaurants outdoor swimming pool, leisure Centre with gym. The coast is only 3.5 miles away and Seaford offers beach swimming and a popular yacht club. There is a highly regarded primary school in the neighbouring village of Kingston and excellent state schools along with well-respected private schools catering for all ages in Lewes including "Priory Secondary School", "Sussex Downs College", and "Lewes Old Grammar School"

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Viewing by appointment

T: 01273 812061 E: freeman.formanringmer@countrywide.co.uk
Ringmer, Nr Lewes, East Sussex, BN8 5QE

rightmove ZOOPLA PrimeLocation.com naea | propertymark PROTECTED The Property Ombudsman tsi APPROVED CODE TRADINGSTANDARDS.UK

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Freeman Forman is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: RIR_RIR260120_R6PL_8

FREEMAN FORMAN