



1 Brookside, Piddinghoe

£495,000 Freehold

Description

An attractive semi detached house in this popular village between Newhaven and Lewes. The ground floor accommodation comprises separate living and dining rooms, an L shaped kitchen/utility room, downstairs WC and an office. On the first floor there are 3 bedrooms and a bathroom. The property benefits from oil fired central heating and double glazing. Externally there are generous sized gardens, a single garage and off road parking for 2 cars. Offered for sale with the benefit of no upward chain, early viewing is recommended.

Opening hours & viewing arrangements

Please contact us to make an appointment to view.
We are open from 9am to 5pm Monday to Friday and Saturday by appointment.

Mortgage Information

Please visit our website where a mortgage calculator can be found.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT
KEEP UP REPAYMENTS ON YOUR MORTGAGE**

1 Brookside, Piddinghoe, East Sussex, BN9 9AX

Accommodation

uPVC part glazed front door opens into:

Entrance Hall	Useful understairs store cupboard, telephone point, single radiator.
Living Room	Approximately 15'11" x 10'11" maximum (4.85m x 3.33m) Feature fireplace, double radiator, TV satellite point.
Dining Room	Approximately 11'4" x 10'9" (3.45m x 3.28m) Double radiator, central heating thermostat.
Kitchen	Approximately 10'10" x 6'6" & 11'2" x 7'7" maximum (3.3m x 1.98 & 3.4m x 2.31m) and being of L shape Eye level double oven, inset 4 burner gas hob. Good range of wall and base units with ample work surface over. 2 x inset sink units, space and plumbing washing machine, further appliance spaces. Door to rear garden.
Cloakroom/WC	Close coupled WC
Office/Study	Approximately 6'4" plus door recess x 7'5" (1.93m x 2.26m) Wall mounted oil fired boiler for central heating and hot water.
Stairs to First Floor	Useful store cupboard, access hatch to loft.
Bedroom 1	Approximately 12'11" x 9'3" plus depth of wardrobes (3.94m x 2.82m) Quadruple width fitted wardrobes, airing cupboard housing factory lagged hot water cylinder. Single radiator.
Bedroom 2	Approximately 10'11" x 10' (3.33m x 3.05m) Double radiator.
Bedroom 3	Approximately 10'11" x 6'4" (3.33m x 1.93m) Double radiator.
Bathroom	White suite comprising panelled bath with mixer taps and shower attachment, WC and wash basin. Extractor unit, heated towel rail. Part panelled walls, medicine cabinet.
Outside	
Front	Off parking for 2 vehicles, single garage with up and over metal door, remainder of garden laid to lawn. Side access to:
Rear Garden	A generously sized garden mainly laid to lawn and with paved patio areas.
Council Tax Band	C

MEA2129

NB: Whilst we endeavour to make our sales particulars accurate and reliable, we have not tested any fixture or items of equipment that may be included in the sale, nor do they form any part of any offer or contract. All measurements are approximate and given as a guide only. If there is any point which is of particular importance to you please contact our office and we will be happy to check the information, particularly if travelling some distance to view the property. Where reference is made to a lease, ground rent and maintenance information, or to planning permission or potential, such information is given in good faith and purchasers should make their own enquiries to the relevant authority.