

## 33 Cooks Lane | Southbourne





# FOR SALE



## Key features

- DETACHED FAMILY HOME
- VERSATILE LAYOUT
- RURAL LOCATION
- SOLAR PANELS
- LARGE PLOT
- ANNEXE POTENTIAL
- POTENTIAL TO EXTEND (STPP)
- FOUR BEDROOMS
- DETACHED GARAGE
- FOREVER HOME

### \*\*\*NO CHAIN\*\*\*

Nestled in the serene and picturesque Cooks Lane, Southbourne, Downsview is a stunning detached house that offers a perfect blend of space, comfort, and potential. Boasting 4 spacious bedrooms and 3 bathrooms, this property is ideal for a growing family looking for a peaceful

retreat in the countryside.

Spread across 3,071 sq ft, this charming home features 4 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. The property also offers the flexibility of converting some of these rooms into additional

bedrooms, including a self-contained east wing for added privacy.

Situated on a large plot, with a sweeping gravel driveway, this residence presents an exciting opportunity for further extensions, allowing you to customise and expand the property to suit your needs.











The 640 sq ft detached garage with a kitchenette offers immense potential as a versatile outbuilding for various purposes.

One of the standout features of this property is the presence of solar panels, not only contributing to sustainable living but also generating additional income. Imagine the satisfaction of harnessing the power of the sun while reducing your carbon footprint and utility bills.

If you are seeking a spacious family home with the scope to grow and evolve, this property in Southbourne is a rare find. Embrace the tranquillity of rural living while enjoying the convenience of modern amenities and the potential for a truly bespoke living space.

**ENTRANCE HALL**  
18'1" x 6'10" (5.51m x 2.08m)

**LOUNGE**  
18'9" x 21'9" (5.72m x 6.63m)

**STUDY**  
12' x 7'9" (3.66m x 2.36m)

**RECEPTION/BEDROOM**  
12' x 10' (3.66m x 3.05m)

**KITCHEN/DINER**  
28'8" x 10' (8.74m x 3.05m)

**SUN ROOM**  
12'2" x 8'1" (3.71m x 2.46m)

**SHOWER ROOM/UTILITY**  
10'2" x 6'9" (3.10m x 2.06m)

**RECEPTION/BEDROOM**  
16'7" x 10'1" (5.05m x 3.07m)

**BEDROOM ONE**  
18'2" x 12' (5.54m x 3.66m)

**ENSUITE**  
8'5" x 9'6" (2.57m x 2.90m)

**BEDROOM TWO**  
11'11" x 19'7" (3.63m x 5.97m)

**BEDROOM THREE**  
13'2" x 12'8" (4.01m x 3.86m)

**BEDROOM FOUR**  
12'8" x 8'4" (3.86m x 2.54m)

**BATHROOM**  
6'6" x 6'3" (1.98m x 1.91m)

**W.C**  
2'8" x 4'6" (0.81m x 1.37m)

**GARAGE**  
18'4" x 22'11" (5.59m x 6.99m)

**KITCHENETTE**  
12' x 8'3" (3.66m x 2.51m)

### **Anti-Money Laundering (AML)**

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of





identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

### Bernards Mortgage & Protection

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

### Council Tax Band G

#### Offer Check Procedure -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a

Buyer's proceedability whenever we submit an offer. Thank you.

### Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

### Solicitor

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

## Energy Efficiency Rating

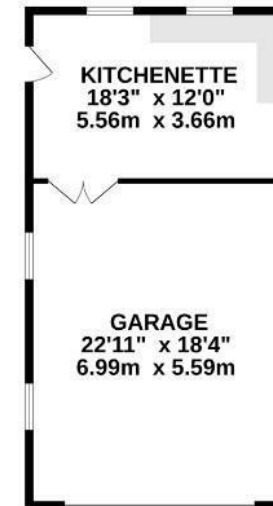
|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>96</b> |
| (81-91) <b>B</b>                            | <b>91</b>                                                                                                     |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

# FLOORPLAN

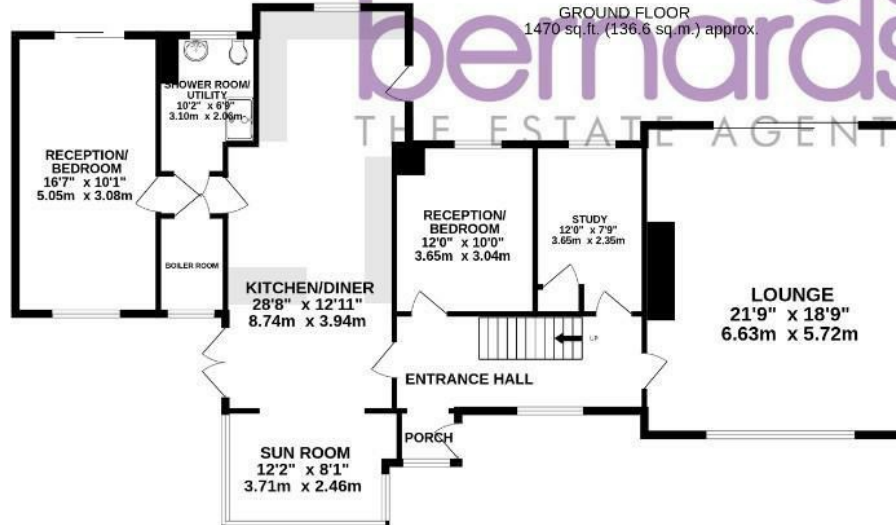
1ST FLOOR  
959 sq.ft. (89.1 sq.m.) approx.



OUTBUILDING  
641 sq.ft. (59.6 sq.m.) approx.



GROUND FLOOR  
1470 sq.ft. (136.6 sq.m.) approx.



TOTAL FLOOR AREA : 3071 sq.ft. (285.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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