143 NORTON FARM LANE, NORTON, EAST SUSSEX, BN25 2UW

£550,000

The sale of 143 Norton Farm Cottage offers the opportunity to acquire a charming semi-detached Grade II listed flint and hung tile cottage. Its position is unique and idyllic, while close to the coast and public transport links.

It is situated just off a no-through country lane in the hamlet of Norton, half a mile from the rural village of Bishopstone, St Andrew's Church and village hall. Bishopstone village & Norton both sit inside the South Downs National Park and have a combined population of around 200 people.

The accommodation is arranged over three floors.

The ground floor has a cosy double aspect sitting room, kitchen and a bathroom.

The first floor has a good size double bedroom, together with an occasional bedroom which affords access to the second floor.

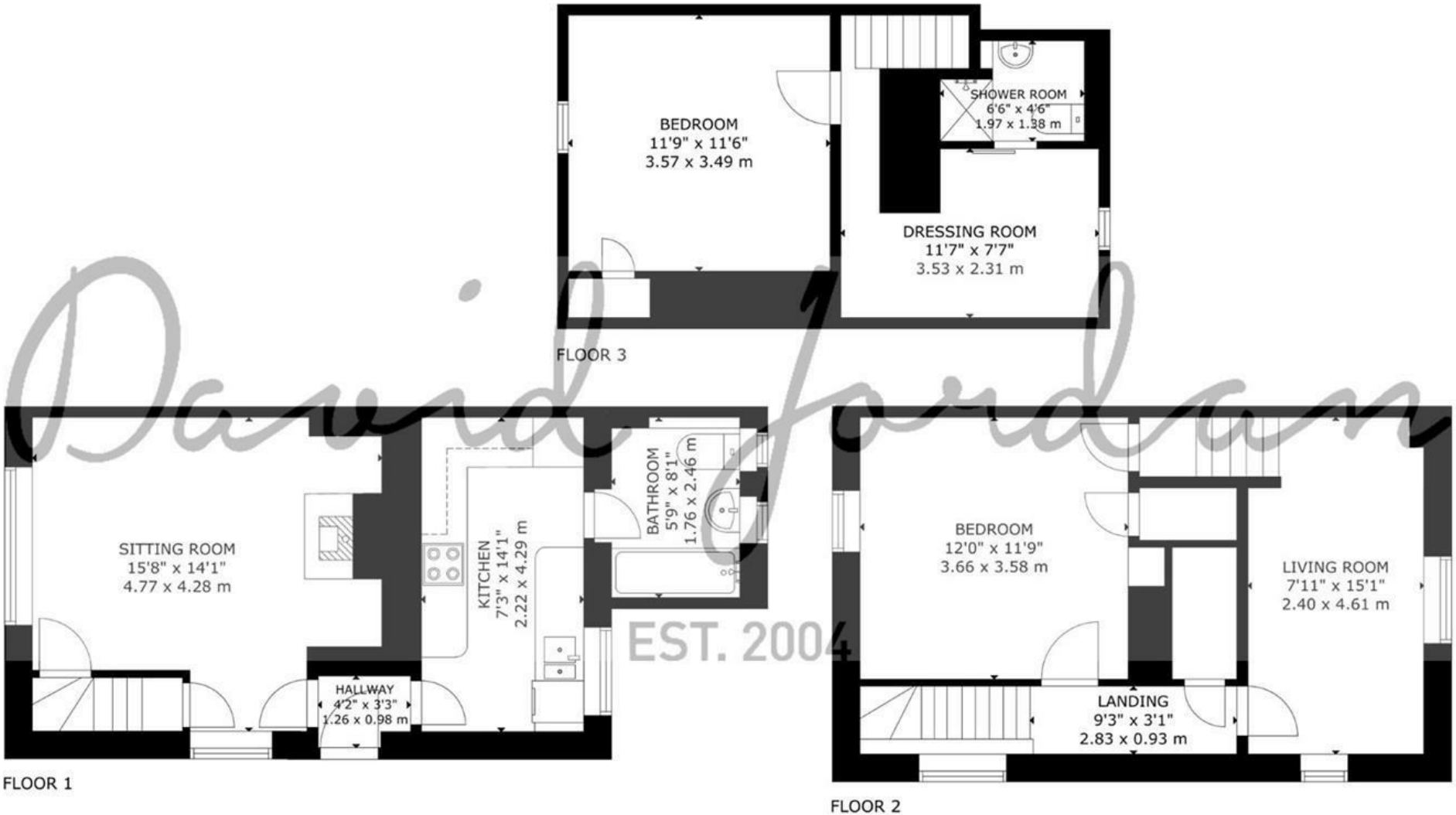
The top floor has another bedroom, small dressing area and an ensuite shower.

Extensive countryside views can be enjoyed from the upper floors.

The property benefits from gas central heating (bottled propane) and we are advised good internet connection.

It has has a wealth of historical features including original beams. It also has an attached garage, and a very attractive garden.

- GRADE II LISTED SEMI-DETACHED COTTAGE
- FLINT STONE AND TILE ELEVATIONS
- TWO/THREE BEDROOMS
- SITTING ROOM, KITCHEN AND GROUND FLOOR BATHROOM
- THUMB LATCHED INTERNAL DOORS
- EN-SUITE SHOWER & DRESSING AREA
- SITUATED IN AN IDYLLIC LOCATION
- CHARMING WALLED GARDENS AND OUTSIDE CABIN
- BREATHTAKING VIEWS TOWARDS MILES OF COUNTRYSIDE
- PITCHED ROOF ATTACHED GARAGE



David Jordan
EST. 2004

GROSS INTERNAL AREA
TOTAL: 102 m²/1,102 sq ft
FLOOR 1: 38 m²/404 sq ft, FLOOR 2: 35 m²/382 sq ft, FLOOR 3: 29 m²/316 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: F

DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representationsof fact or form part of any offer or contract.

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