SOUTH BARN COTTAGE, CROWLINK LANE, FRISTON, BN20 0AY

£650,000

South Barn Cottage is set within the picturesque Sussex downland of the South Downs National Park, surrounded by beautiful countryside, much of which is owned by the National Trust, and enjoys far-reaching views over the surrounding downland towards the English Channel.

The property comprises two double bedrooms, sitting room, kitchen, dining room, conservatory, bathroom and separate WC. Outside is a good-sized, southerly aspect rear garden. A separate parcel of land adjoining the property is also included in the sale of South Barn Cottage (title number ESX255797), substantially extending the garden.

At the beginning of Crowlink Lane are Friston Pond and Friston Church, together with bus stops providing regular services to Brighton, Eastbourne and Seaford. Eastbourne, Brighton and Seaford all provide mainline rail services.

The village of East Dean is a short walk away, with local shops, and a butchers. There is also a village hall, cafés, the popular Thai Terre restaurant and the renowned Tiger Inn.

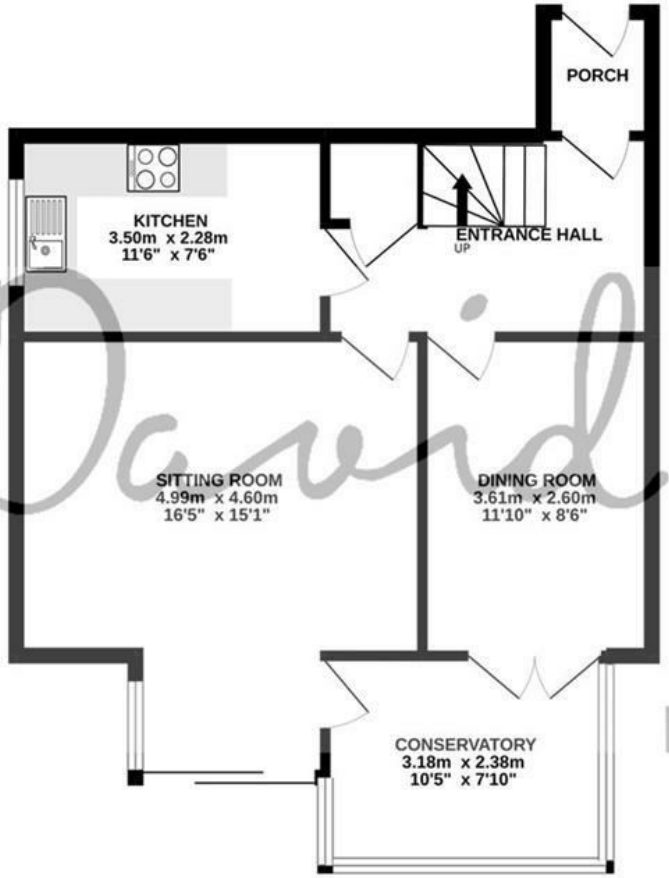
Eastbourne is approximately five miles away and offers The Beacon shopping centre, cinemas, theatres, restaurants, bars and an extensive seafront.

The cottage also benefits from nearby allocated parking, majority double glazing and an electric boiler.

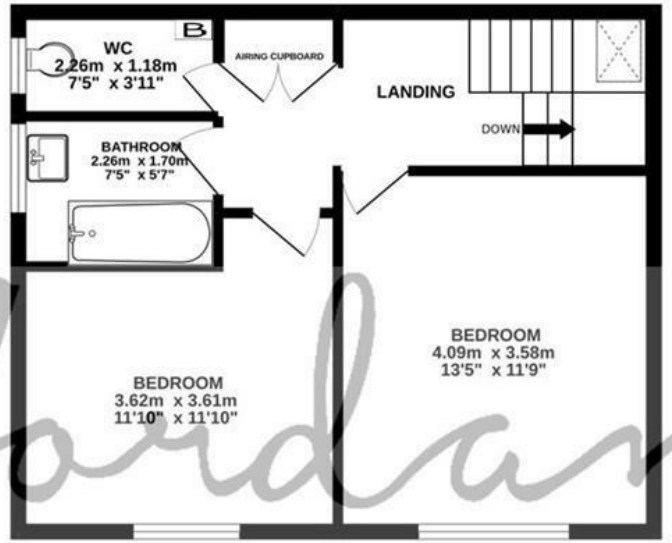
Internal inspection is advised by the owners' sole agent.

- PICTURESQUE COTTAGE
- SET WITHIN SUSSEX DOWNLAND, AN AREA OF OUTSTANDING NATURAL BEAUTY
- TWO DOUBLE BEDROOMS
- FAR-REACHING COUNTRYSIDE AND SEA VIEWS
- LARGE REAR AND SIDE GARDENS
- INCLUDING BOTH TITLES ESX168625 AND ESX255797
- ALLOCATED PARKING SPACE
- KITCHEN AND DINING ROOM
- SITTING ROOM AND CONSERVATORY
- BATHROOM AND SEPARATE WC

GROUND FLOOR
54.7 sq.m. (588 sq.ft.) approx.



1ST FLOOR
42.4 sq.m. (457 sq.ft.) approx.



David Jordan
EST. 2004

SOUTH BARN COTTAGE CROWLINK LANE FRISTON

TOTAL FLOOR AREA : 97.1 sq.m. (1045 sq.ft.) 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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Ground floor

Double glazed entrance door to
PORCH
Store cupboard. Electric consumer unit and meter. Door to:
ENTRANCE HALL
Staircase to first floor. Radiator. Water closet with close coupled wc.
KITCHEN
Range of wall and base units. Work surface with inset sink and drainer. Four ring electric hob and electric eye level double oven. Space for washing machine and upright fridge freezer. Double glazed window to side.
SITTING ROOM
Radiator. Feature brick fireplace with woodburning stove. Double glazed window and door to rear.
DINING ROOM
Radiator. Reduced height door to:
CONSVERATORY
Double glazed windows and door overlooking rear garden.

First floor

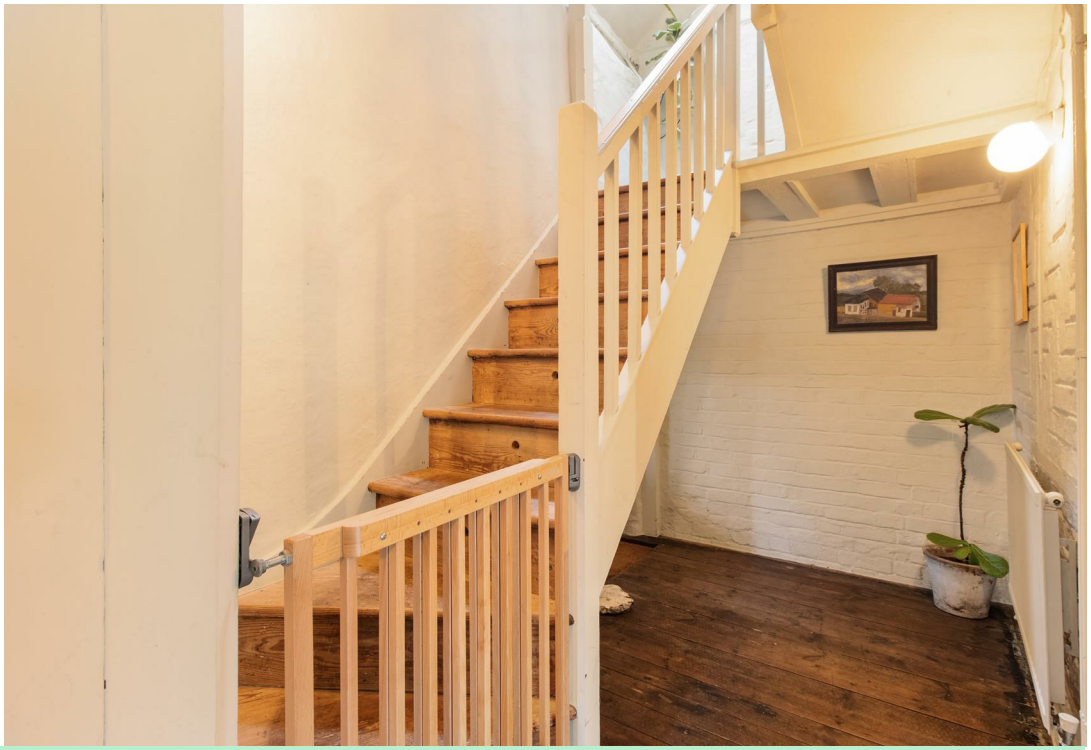
LANDING
Velux style window. Airing cupboard housing hot water cylinder and storage.
BEDROOM ONE
Double glazed window with far reaching Downland views to the sea. Secondary glazed side window. Radiator.
BEDROOM TWO
Double glazed window with far reaching Downland views to the sea and Secondary glazed side window. Radiator. Hatch to loft.
BATHROOM
White suite comprising bath with electric shower above. Wall mounted wash basin. Radiator. Double glazed window to side.
SEPERATE WC
Close coupled wc. Radiator. Electric boiler. Double glazed window to side.

Outside

SOUTHERLY ASPECT REAR GARDEN
Shingle bed with the remainder laid to lawn with shrub and tree planting.
SIDE GARDEN
The land, which is on a separate title (title number ESX255797) but being sold with the property, this separate parcel of land adjoining the property is mainly laid to lawn with wildflower planting and fruit trees. Far reaching views over download to the sea.
FRONT
Path to front and space for bin storage. Allocated parking space situated a few meters from the front door.

Disclaimer

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.



COUNCIL TAX BAND

Local Authority: Wealden

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: E

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 representations of fact or form part of any offer or contract.

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