SOUTH WEST BARN, CROWLINK LANE, EAST SUSSEX, BN20 0AY

£900,000

South West Barn is an individual and characterful home offering deceptively spacious accommodation, generous parking and extensive ancillary space, all set within an attractive downland setting.

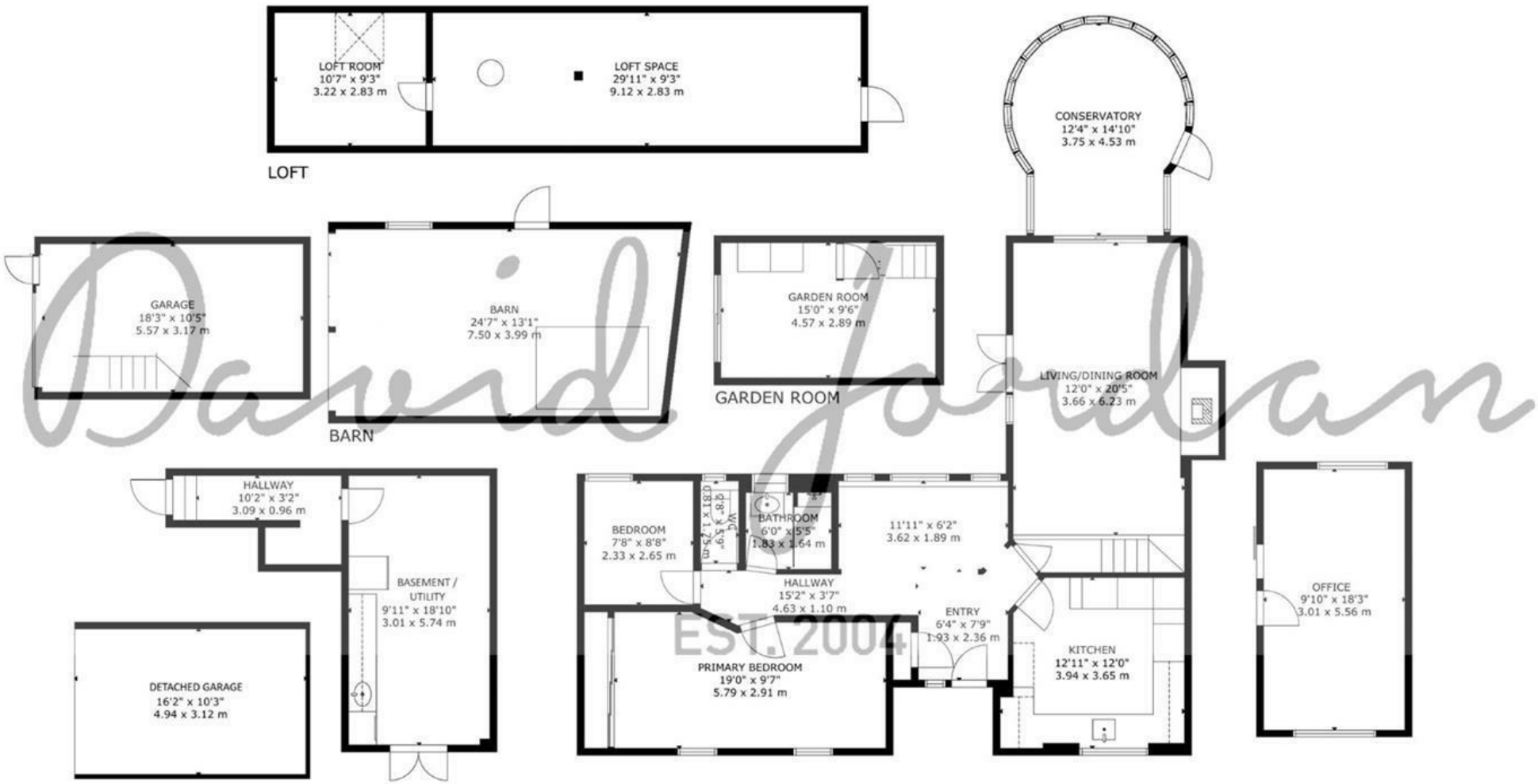
The accommodation is arranged over several levels and includes two bedrooms, kitchen, utility room, shower room and separate WC on the lower ground floor. The upper ground floor provides a spacious sitting room with wood-burning stove, office and distinctive circular conservatory, together with access to the garden room and useful loft storage.

Outside, the property offers particularly good parking provision, together with both an attached and detached garage, barn store and a generously sized rear garden arranged in a number of sections. These include a large paved terrace, lawn, rose garden and more secluded areas, with far-reaching views over the surrounding downland enjoyed from the upper parts of the garden.

With its substantial feel, flexible accommodation, generous parking and extensive outside space, South West Barn offers a rare opportunity in a highly attractive setting.

Internal inspection is advised by the owners' sole agent.

- INDIVIDUAL AND CHARACTERFUL HOME IN A PICTURESQUE DOWNLAND SETTING
- SITUATED WITHIN THE SOUTH DOWNS NATIONAL PARK
- SURROUNDED BY ATTRACTIVE SUSSEX COUNTRYSIDE, MUCH OF IT OWNED BY THE NATIONAL TRUST
- DECEPTIVELY SPACIOUS ACCOMMODATION ARRANGED OVER SEVERAL LEVELS
- TWO BEDROOMS WITH A SPACIOUS SITTING ROOM, OFFICE AND CIRCULAR CONSERVATORY
- BACKING DIRECTLY ONTO AND WITH FAR REACHING DOWNLAND VIEWS FROM THE UPPER PARTS OF THE GARDEN
- ATTACHED AND DETACHED GARAGES, TOGETHER WITH BARN STORE AND GARDEN ROOM
- LARGE, ESTABLISHED REAR GARDEN ARRANGED IN SEVERAL DISTINCT AREAS
- KITCHEN AND UTILITY ROOM
- BATHROOM WITH SEPARATE WC



GROSS INTERNAL AREA
TOTAL: 164 m²/1766 sq.ft
FLOOR 1: 23 m²/243 sq.ft, FLOOR 2: 87 m²/938 sq.ft,
FLOOR 3: 19 m²/204 sq.ft, , LOFT: 35 m²/381 sq.ft
EXCLUDED AREAS: GARAGE: 18 m²/190 sq.ft, BARN: 29 m²/308 sq.ft
GARDEN ROOM: 13 m²/142 sq.ft, CARPORT: 15 m²/166 sq.ft, CONSERVATORY: 14 m²/148 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

COUNCIL TAX BAND

Local Authority: Wealden

Council Tax Band: E

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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EST. 2004