

OAKFIELD

Lewes Road, Laughton, Lewes, BN8 6BJ

Price Guide £375,000

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Lewes Road, Laughton, Lewes, BN8 6BJ

GUIDE PRICE £375,000-£400,000

Set along a private no-through lane on the outskirts of Laughton, this beautifully presented three-bedroom semi-detached home combines a peaceful village setting with bright, contemporary accommodation arranged over two floors and attractive gardens. Having undergone an extensive programme of improvements, the property offers an appealing home for buyers seeking countryside surroundings within reach of Lewes.

An entrance hall with useful understairs storage leads to a cloakroom/WC and a generous sitting room, where a large front-facing window overlooks the garden. Across the rear, the light-filled kitchen/dining room measures approximately 17'5 x 10'5, providing space for family meals and entertaining, with a door opening directly onto the garden. The fitted Shaker-style kitchen features contrasting worktops, a one-and-a-half bowl sink, four-ring ceramic hob, oven, extractor and integrated fridge/freezer, together with space for a washing machine and dishwasher.

Upstairs are two double bedrooms and a single bedroom, with a built-in cupboard to the front double. The refitted bathroom has a white suite, including a bath with shower over, vanity basin, WC and heated towel rail. An airing cupboard and loft access provide further storage options.

Outside, established hedging frames the front approach, with paving and lawn extending around the side to the rear garden. Here, planted borders, a generous lawn and a brick-paved patio create inviting spaces for relaxing, outdoor dining and entertaining. On-street parking is available to the front.

Laughton offers a village shop and post office, primary school and the Roebuck Inn, while surrounding footpaths and nearby Laughton Greenwood provide opportunities for countryside and woodland walks.

Ringmer offers further everyday amenities, with historic Lewes providing a wider choice of independent shops, cafes, restaurants and mainline rail services to London Victoria.



















Living Room
15'9" x 11'1" (4.80m x 3.38m)

Kitchen/Dining Room
17'5" x 10'5" (5.31m x 3.18m)

Bedroom One
15'9" x 9'11" (4.80m x 3.02m)

Bedroom Two
10'7" x 10'5" (3.23m x 3.18m)

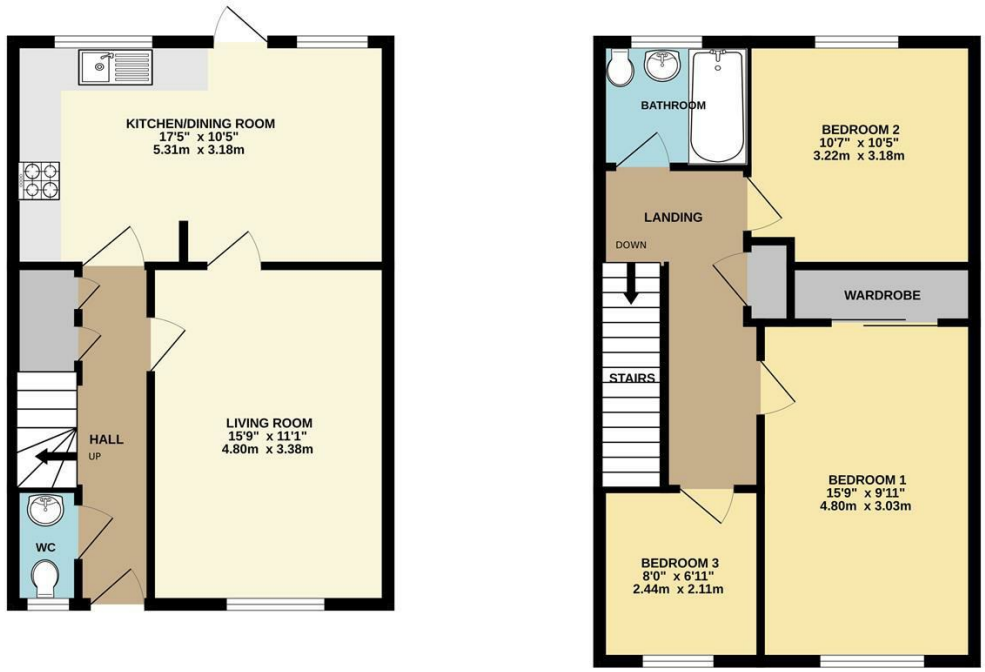
Bedroom Three
8'0" x 6'11" (2.44m x 2.11m)

Bathroom

WC

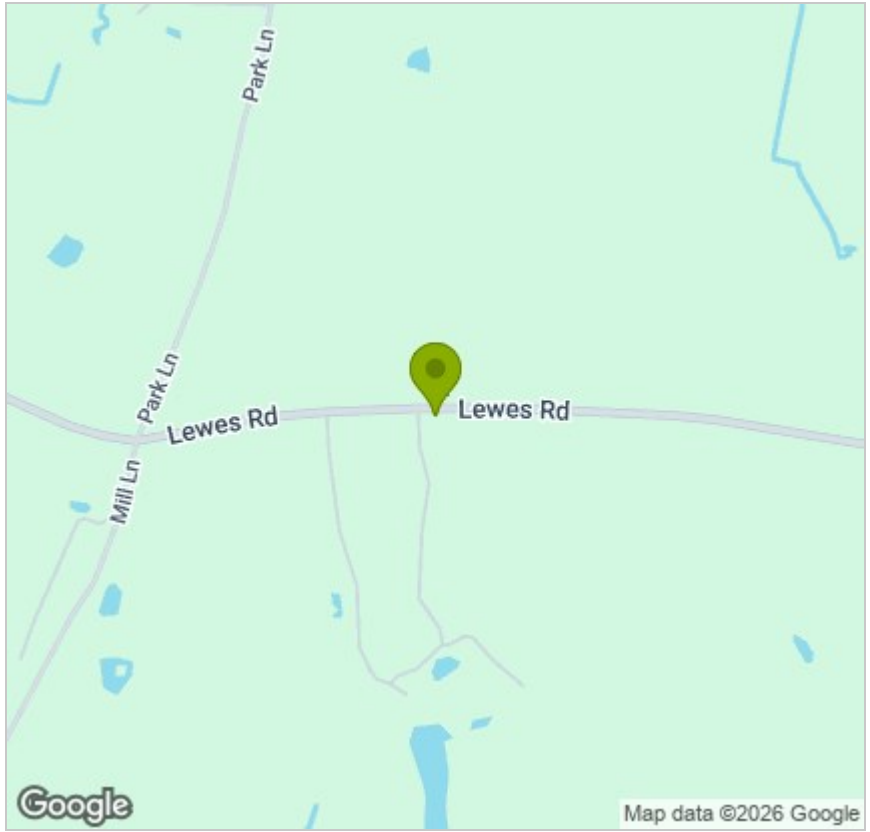
Council Tax Band D - £2,728.43 Per Annum

Floor Plan

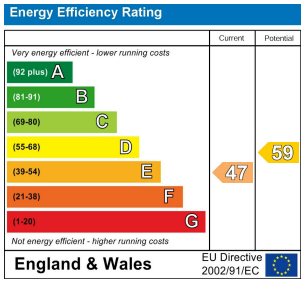


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01273 474101
if you wish to arrange a viewing appointment for this property or require further information.

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