



The Old School, Lewes Road, Westmeston

Flint fronted semi-detached home providing three bedrooms and three separate reception rooms, standing in a good sized plot with a driveway providing ample off street parking with views over the South Downs.

Guide Price
£650,000



**MANSELL
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The Old School, Lewes Road

Westmeston

The Old School has been in our vendors family ownership for over 80 years, prior to which it was the village school for the district, situated in an idyllic position at the foot of the South Downs and within the national park with stunning panoramic views from the principal rooms. This Flint fronted semi-detached home provides three bedrooms and three separate reception rooms, standing in a good sized plot with a driveway providing ample off street parking.

Offered for sale with vacant possession and no onward chain this property must be viewed internally to fully appreciate the stunning outlooks.

Entrance Porch: Leaded light window

Hall: Door to Living Room

Living Room: Exposed brick open fireplace, built in shelving & storage cabinets, stairs to first floor. Two UPVC double glazed windows to south elevation views. Door to kitchen and double doors to:

Triple Aspect Dining Room: UPVC double glazing, windows to front, side and rear with views.

Kitchen: Double aspect with shaker style eye and base units, laminate granite worktop's, stainless steel sink unit, Neff double oven, Neff Induction hob, Neff filter canopy, integrated fridge, slimline dishwasher and washing machine. UPVC double glazed windows to front with views. UPVC double glazed window and door to:



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Inner Lobby: Door to rear garden, door to workshop/store with Kitchen units, double glazed door to rear garden and window.

Bed 1: UPVC double double glazed window with views. Mirror front wardrobes, vanity sink unit, shower cabinet, cloakroom with low level WC with velux window. **Bed 2:** Wardrobes, UPVC double glazed window with views. **Bed 3:** Wardrobes, UPVC double glazed window with views.

Bathroom/WC: Spacious with white suite and corner bath. Low level WC and wash basin inset in bathroom furniture with granite tops, Worcester boiler, UPVC double glazed window.

Tarmac and brick paved drive: Parking for 3-4 cars. The property boasts an attractive enclosed garden which is of good size with beds and borders stocked with mature plants, shrubs and trees. Attached to the property is a very useful garden workshop. The house benefits from solar panels for hot water and electricity.

- Conversion of period village school
- Propane Gas Central Heating
- Council Tax: E, EPC: E
- Offered for sale with vacant possession and no onward chain
- Flint fronted semi-detached home
- Stunning views of South Downs national Park
- Good sized plot with driveway
- Three bedrooms
- Attractive enclosed garden
- Septic tank drainage system



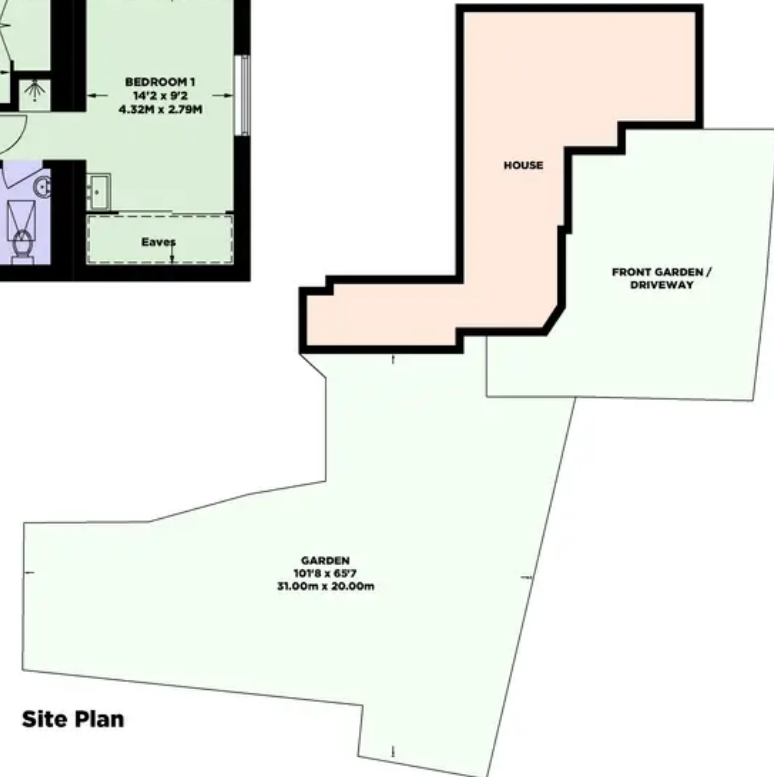
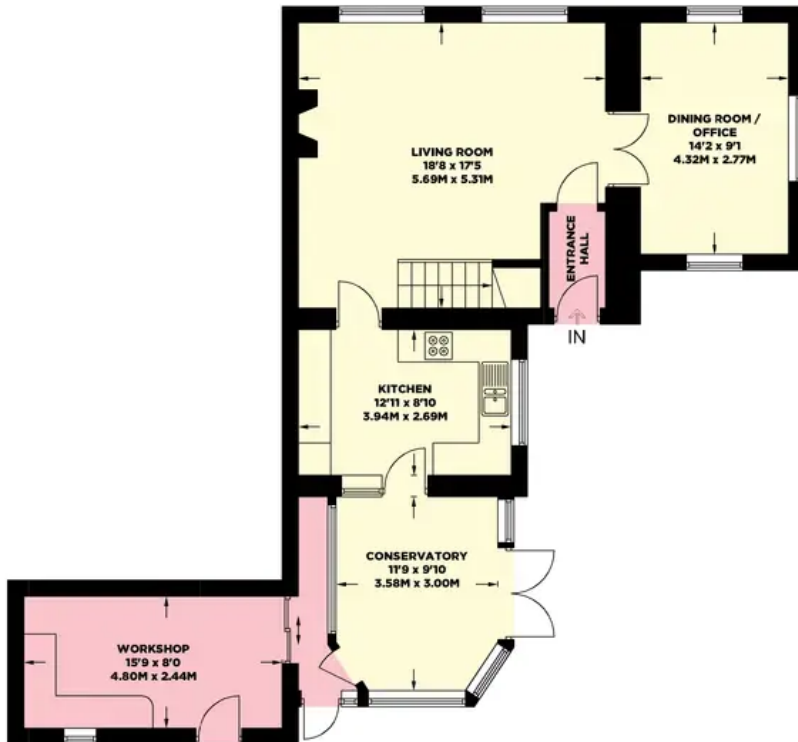
THE OLD SCHOOL HOUSE

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)

1493 sq ft / 138.7 sq m

APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)

1561 sq ft / 145.0 sq m



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Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and shown is an approximate interpretation for illustrative purposes only.

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MANSSELL McTAGGART
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Certified Property Measurer

- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.