



Lily Bank, Lewes Road, Westmeston, BN6 8RH

£725,000



**MANSELL
McTAGGART**
Trusted since 1947

Lily Bank, Lewes Road

Westmeston

Within the South Downs National Park, a fabulous three bedroom semi-detached character Cottage with splendid West facing large garden and breathtaking views over the South Downs.

Council Tax band: E

Tenure: Freehold

The original Cottage is believed to date back circa 400 years and retains numerous period feature having been sympathetically modernised throughout. Elevated from the road off a cinder path just down from the historic St. Martins church the village is believed to have Norman origins and features in the 'Domesday' book. **Vacant Possession and No Onward Chain**

- Characterful 3 bedroom semi-detached period cottage
- Large gardens with lawns, vegetable plot, pond, shed & greenhouse
- Stunning views of the South Downs and National Park
- Separate sitting and dining rooms
- Kitchen/breakfast room – downstairs cloakroom – utility room
- White family bathroom/wc
- Double glazing – bottled gas central heating
- Allocated car parking for two cars
- Vacant possession with no onward chain
- Council tax band: E – Energy performance rating: E



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DINING ROOM: 12' x 11'4 plus understairs storage cupboard, exposed brick fireplace with fitted 'Contura' log burning stove

SITTING ROOM: 12' x 11'4 cast iron fireplace with wooden surround window to front.

KITCHEN/BREAKFAST ROOM: 11'7 x 8'1 fitted with a cream coloured range of Country Cottage Shaker style units at both eye and base level comprising, Butler sink with chrome swan necked mixer tap, solid wood worktops, with cupboards, a number of integrated appliances.

UTILITY ROOM: 8' x 4'10 tiled and wood trimmed worktops, washing machine, under cabinet freezer, shelving, 'Worcester' bottled gas fired boiler

REFITTED CLOAKROOM: white low level wc, downlighter, double glazed window to rear.

BEDROOM 1: 12' x 11'4 including built-in wardrobe cupboard and wall shelving, cast iron fireplace, window to front.

BEDROOM 2: 12' x 11'4 including built-in wardrobe cupboard and wall shelving, cast iron fireplace, double glazed window to front.

BEDROOM 3: 11'4 x 8'5 wooden floorboards, double glazed window to rear with views of South Downs.

BATHROOM: chrome thermostatic shower unit over bath with folding glass screen, low level WC, pedestal wash hand basin, double glazed window to rear with views of South Downs.

OUTSIDE

FRONT GARDEN: brick paved pathway, mature hedgerows, elevated from the road, mature shrubs, gated side access to:



LILYBANK

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)

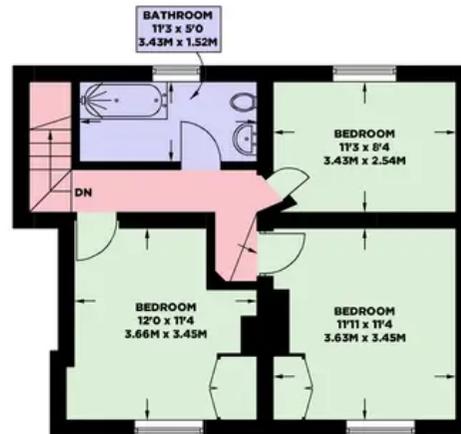
1032 sq ft / 95.9 sq m

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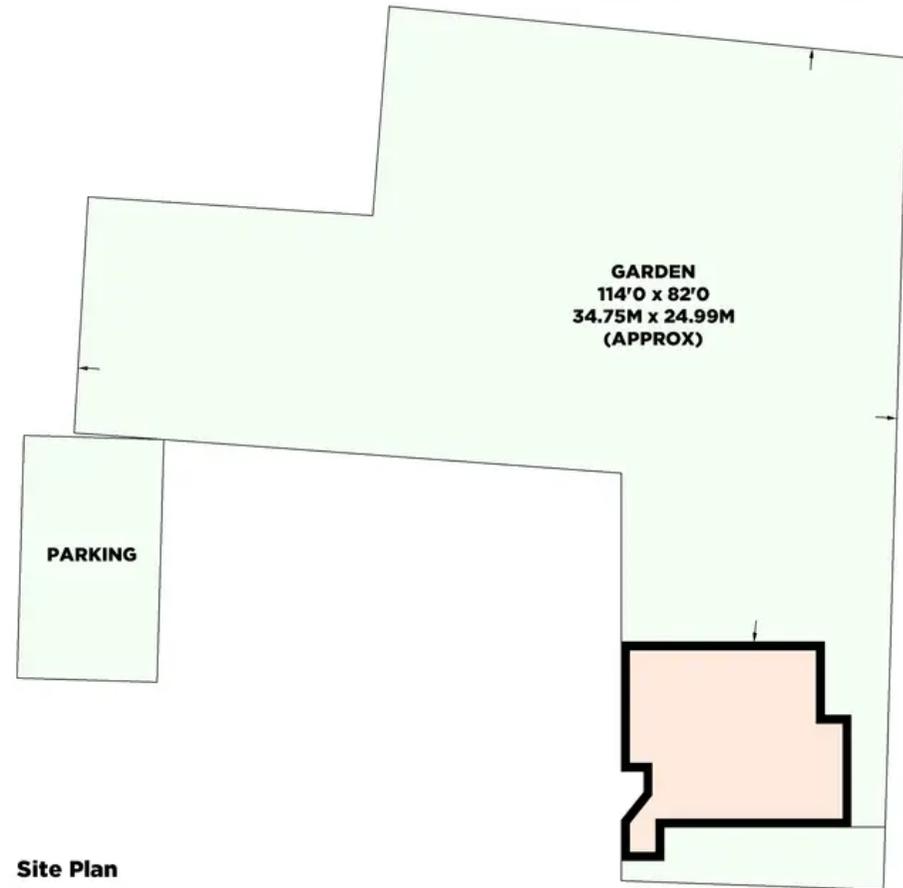
1036 sq ft / 96.3 sq m



Ground Floor
521 sq Ft / 48.4 sq M



First Floor
515 sq Ft / 47.9 sq M



Site Plan

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

