



Lily Bank, Lewes Road, Westmeston, BN6 8RH

£675,000

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.



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Lily Bank, Lewes Road

Westmeston

The original Cottage is believed to date back circa 400 years and retains numerous period features 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:





29 Keymer Road, Hassocks, West Sussex BN6 8AB



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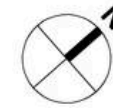


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LILYBANK

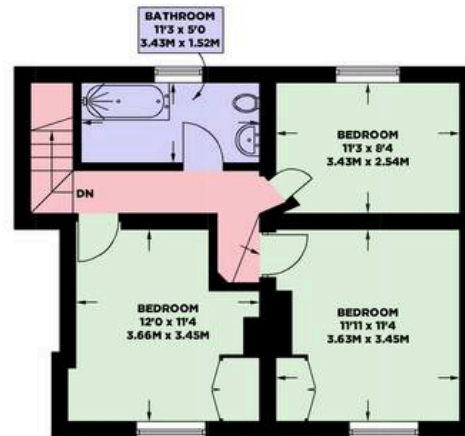
APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USED AREAS)
1032 sq ft / 95.9 sq m



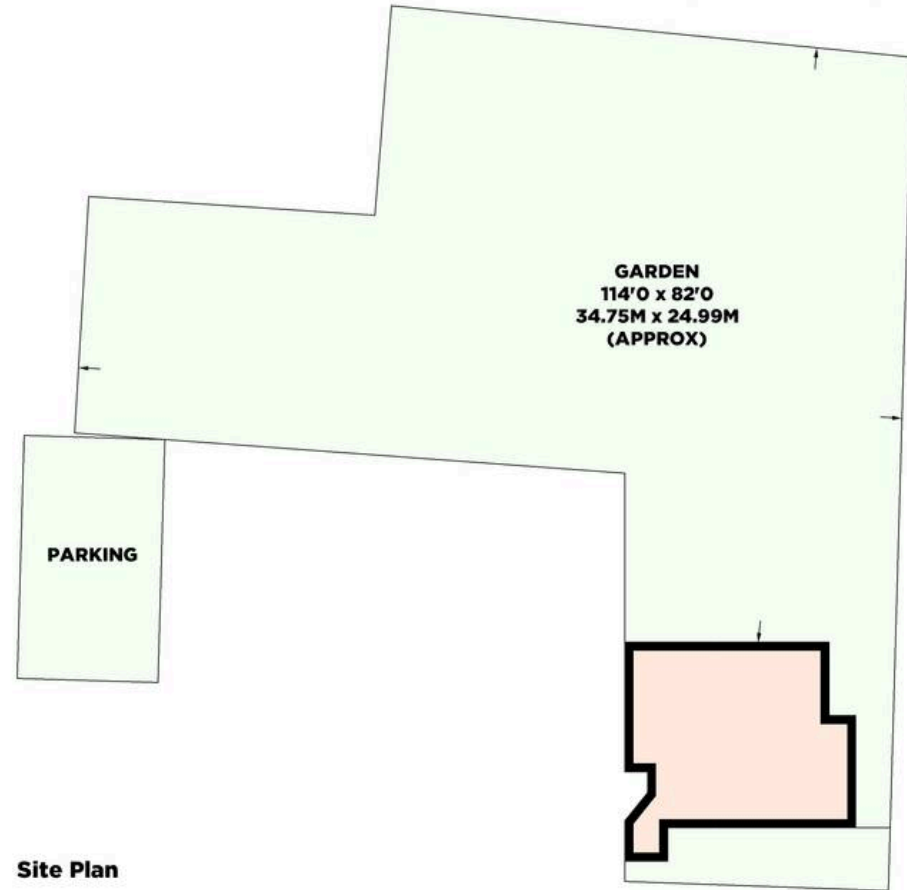
APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USED AREAS)
1036 sq ft / 96.3 sq m



Ground Floor
521 sq Ft / 48.4 sq M



First Floor
515 sq Ft / 47.9 sq M



Site Plan

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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 all area 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 data shown is an approximate interpretation for illustrative purposes only.



**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