



1 Southbank Cottages, Lewes Road, Westmeston, BN6 8RH

£650,000

Southbank has undergone a programme of refurbishment and modernisation creating a characterful cottage sympathetically combining modern features, most conducive to modern day living. The views must be seen to be fully appreciated with a panoramic vista over the protected South Downs National Park.

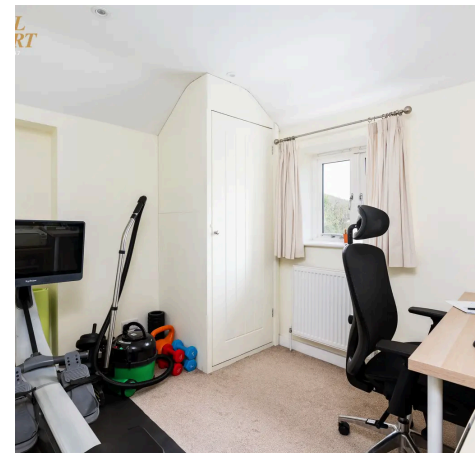
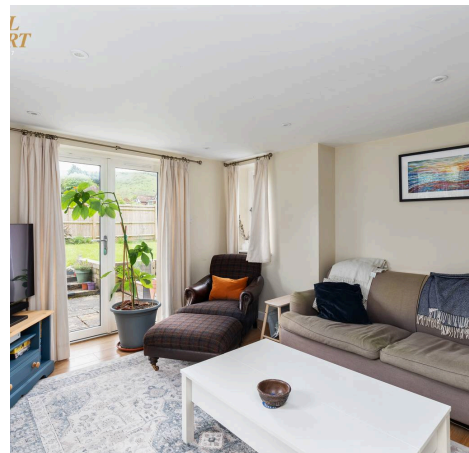


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1 Southbank Cottages, Lewes Road

Westmeston

- Modernised 3 bedroom semi-detached character cottage
- South facing gardens and allocated car parking for two cars
- Stunning views of the South Downs and National Park
- Two reception rooms and a double aspect kitchen/dining room
- Master bedroom with en-suite shower room/wc
- Two further first floor bedrooms and family bath/shower room
- Calor Gas central heating
- Nearby footpaths leading up onto the Downs
- Vacant possession with no onward chain
- Council tax band: E , Energy performance rating: D



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Westmeston

Triple Aspect Lounge: double glazed windows to front and rear, double double glazed doors to Garden with views.

'L' Shaped double aspect Kitchen/Dining Room: cream coloured shaker style eye and base units, chrome handles, wood effect worktops and returns. Integrated larder fridge & freezer, integrated dishwasher, stainless steel sink unit, stainless steel oven, stainless steel gas hob, stainless steel fitted hood, integrated washer dryer, part vaulted ceiling, double glazed window's side and rear with views. Double aspect Dining Area, double glazed window to rear, double glazed double doors leading to garden with views.

Master Bedroom: triple aspect, double glazed window to front and rear, double glazed double doors to Juliette balcony, built in wardrobes,

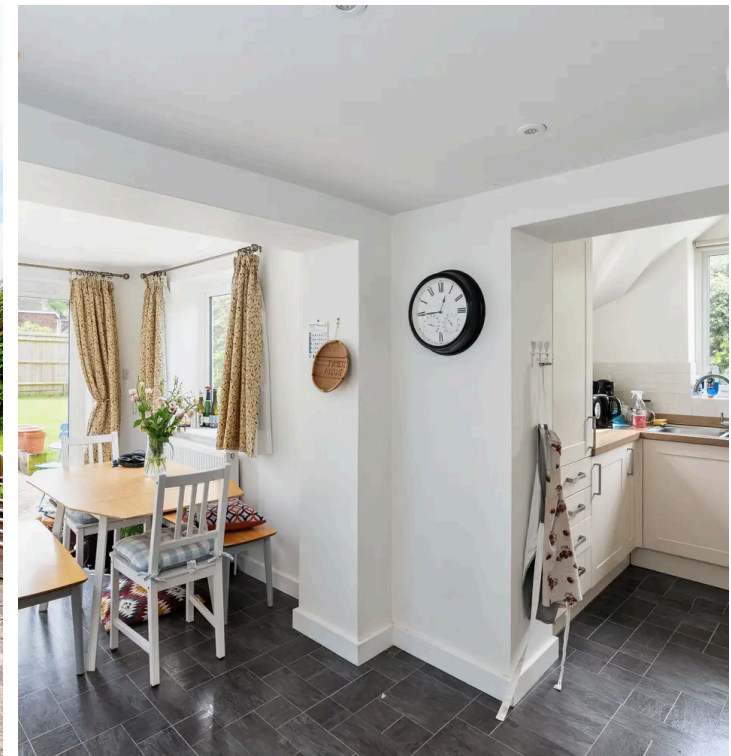
En Suite Shower/wc: white suite. low level wc, pedestal wash hand basin, shower cubicle

Bedroom Two: double glazed window to front.

Bedroom Three: airing cupboard, double glazed window with views

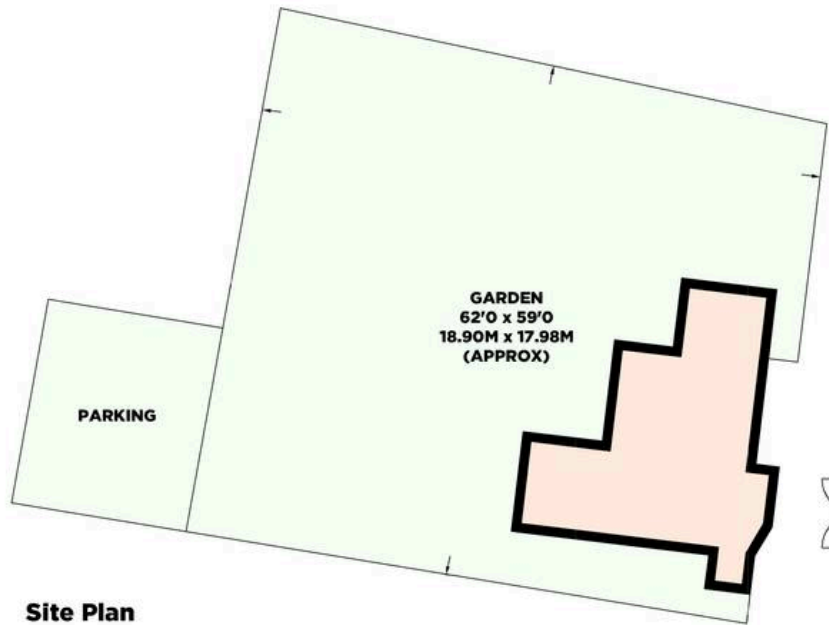
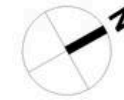
Family Bath & Shower Room: white suite, free standing bath, low level wc, wash hand basin, shower cubicle with twin headed shower, double glazed windows with views.

Gardens: on three sides, predominantly South facing, patio, lawns, fencing & mature hedges.

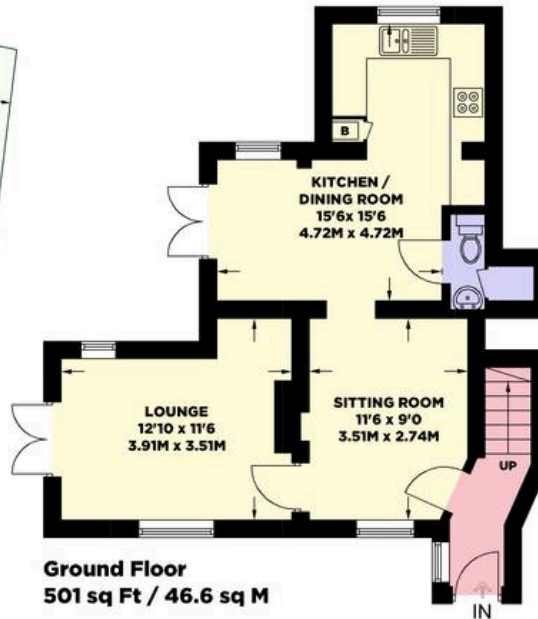


SOUTHBANK

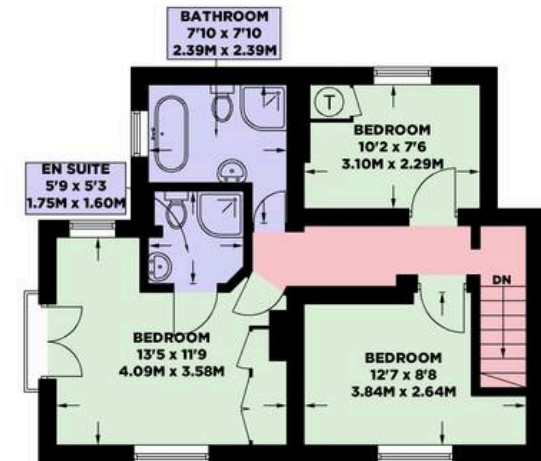
APPROXIMATE GROSS INTERNAL AREA
983 sq ft / 91.4 sq m



Site Plan



Ground Floor
 501 sq Ft / 46.6 sq M



First Floor
 482 sq Ft / 44.8 sq M

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 Floor plan is for illustration and identification purposes only and is not to be used for legal purposes. Plots, gardens, balconies and terraces are illustrative only and exclude calculations. All site plans are for illustration purposes only and no floor plan has been produced in accordance with Royal Institution of Surveyors' International Property Standards 2 (IPMS2). Every attempt made to ensure the accuracy however all measurements, fixtures, fittings shown is an approximate interpretation for illustrative purposes only.

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MANSSELL McTAGGART
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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

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