



**The Kick Inside, Lewes Road, Halland. BN8 6PL**

Guide Price **£575,000 to £600,000**

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# The Kick Inside, Lewes Road

Halland, Lewes

A beautifully presented 4 bedroom, 2 bath/shower room detached house with a large driveway and double garage set behind electric gates, boasting approximately 1,600 sq ft of accommodation in this highly sought-after village location.

Occupying a generous plot on the outskirts of the popular village of Halland, this modern family home has been significantly improved by the current owner and benefits from, in brief, on the ground floor; an entrance porch leading to the hallway, a downstairs study, a downstairs WC, a living room with double doors leading to the dining room which in turn offers double doors opening onto the outside seating terrace and access to the kitchen breakfast room, the kitchen provides a range of matching units to eye and base level, tiled flooring, integrated appliances and a door to the utility room which in turn provides external access to the side of the property.

- Detached family home
- 4 bedrooms
- 2 bath/shower rooms
- double garage
- Village location
- Downstairs study
- Beautifully presented
- Electric gates





## The Kick Inside Lewes Road

Halland, Lewes

From the entrance hallway a staircase rises to the first floor galleried landing, offering; a principle bedroom with an ensuite shower room, three further double bedrooms and a beautifully fitted family bathroom all enjoying pleasant far reaching views across the neighbouring countryside.

Outside, the property sits in the middle of a generous plot affording both front and rear gardens, a long driveway leading to a detached double garage and a 'secret garden' hidden behind the garage. A seating terrace immediately adjoins the rear of the property with an area of level lawn adjacent, the whole is bordered by mature hedges.

The Kick Inside is situated within the popular village of Halland. For general day to day conveniences the nearby village of East Hoathly provides a general store, public inn's, hairdressers and a highly regarded primary school. The historic county town of Lewes is within approx 7 miles which provides a comprehensive range of shopping and leisure facilities including supermarkets, numerous bars/restaurants, an array of antique shops and boutiques, a public library as well as a mainline rail service to London in about 70 minutes. The area is well served with a selection of private and state schools.

Council Tax band: F

Tenure: Freehold

# Lewes Road, Halland, TN22

Approximate Gross Internal Area = 1592 sq ft / 147.8 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 1881 sq ft / 174.6 sq m



Illustration for identification purposes only, measurements are approximate,  
not to scale. [www.enviromaptd.co.uk](http://www.enviromaptd.co.uk) (ID1208081)

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