

VINCE TAYLOR TOFTS

**Penlan, Knowle Lane, Halland, Lewes, East
Sussex, BN8 6PR**



£450,000 Freehold

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SUN ROOM, SPACIOUS ENTRANCE HALL, 'L' SHAPED LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, SMALL REAR LOBBY, 3 BEDROOMS, SHOWER ROOM, ATTIC ROOM, GARAGE, LARGE GARDEN. ELECTRIC HEATING, DOUBLE GLAZING.

SITUATION: The property is situated in a semi rural location along a country lane on the edge of the village. Halland has a village inn, hotel and excellent garden centre. The nearest main town is Uckfield with comprehensive range of shops, schools, cinema and railway station with services to London Bridge and East Croydon. The historic county town of Lewes is within easy reach and the East Sussex National Golf Course is within a few minutes' drive.

TO BE SOLD: An individual detached bungalow with masses of scope for modernisation or possible extension subject to obtaining the necessary consents. The property is offered with vacant possession and an inspection is recommended. The accommodation is arranged as follows:

SUN ROOM: double glazed with windows on three sides, door to:

SPACIOUS ENTRANCE HALL: with night storage heater, built-in storage cupboard, hatch to loft space with pull down ladder.

'L' SHAPED LOUNGE/DINING ROOM: with night storage heater, electric fire with timber surround, window to the front with views to the South Downs, sliding patio door to the garden.

KITCHEN/BREAKFAST ROOM: with base cupboard units with wood effect work surfaces over, inset one and a half bowl stainless steel sink unit with mixer tap, wall cupboards, full height shelved cupboard, built-in full height cupboard with hanging space and shelves, space for washing machine and cooker, space for table and chairs, double aspect, door to:

SMALL REAR LOBBY: with door to the garden.

BEDROOM 1: with night storage heater, window with views to the Downs, built-in wardrobe cupboards with storage cupboards over and central dressing table unit.

BEDROOM 2: with aspect to the side.

BEDROOM 3: with built-in airing cupboard with pre lagged copper hot water cylinder with immersion heater and slatted shelving above, store cupboard to the side, fitted shelves.

SHOWER ROOM: with tiled corner shower, w.c., wash hand basin, part tiled walls, heated towel rail.

ATTIC ROOM: with dormer window to the front and masses of scope to create further accommodation, subject to obtaining the necessary consents.

OUTSIDE: The property is approached over a driveway, shared initially with the neighbour. Gates lead to the private driveway leading to a parking and turning area. Timber GARAGE with up and over door and personal door to the side.

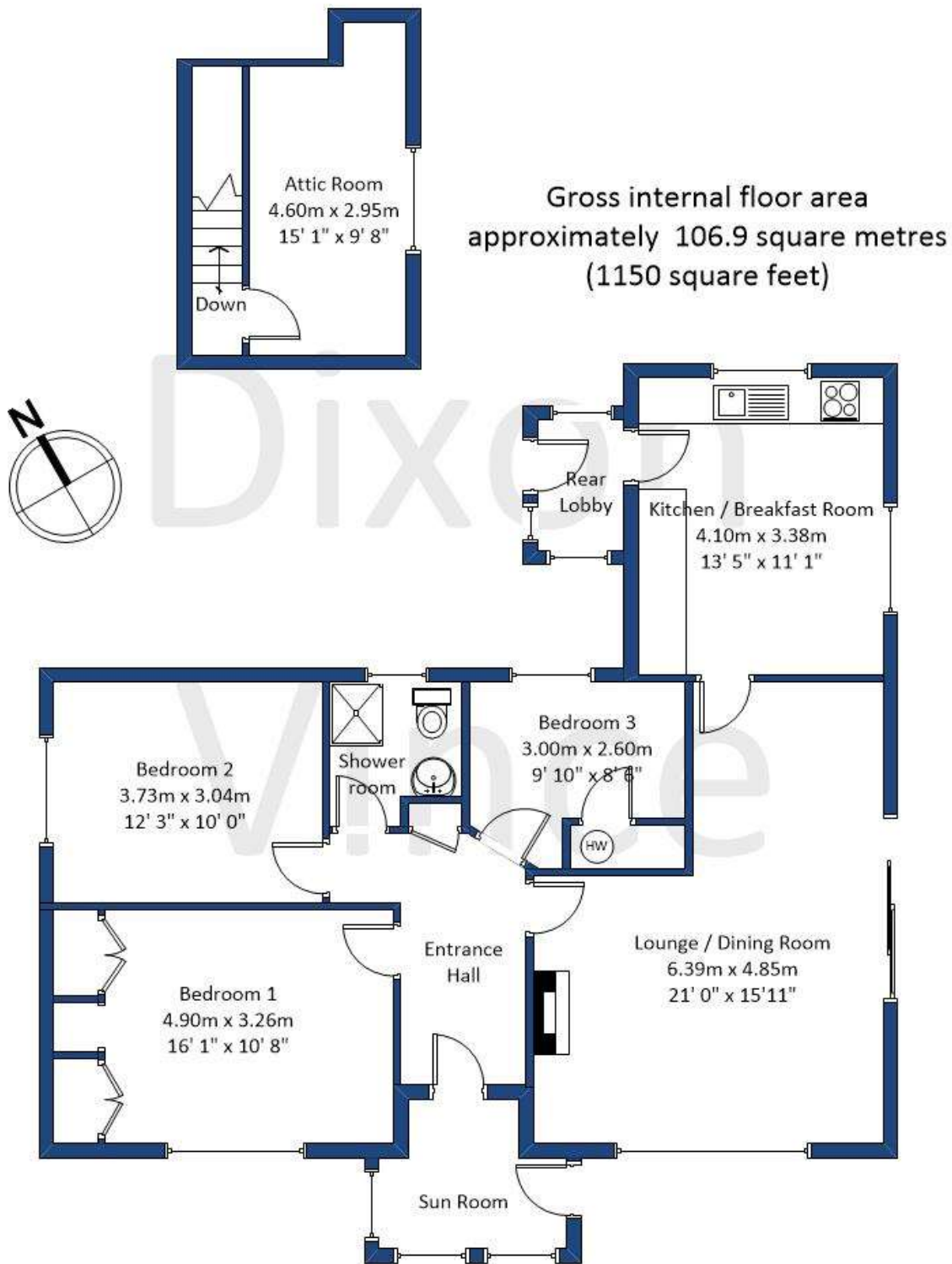
The gardens form a particular feature of the property with large areas of lawn. There are pathways running around the bungalow with paved seating area to the front taking full advantage of the southerly view. Further paved area to the side leading onto large lawn interspersed with trees and shrubs, former pond with adjoining paved area, heather and clipped shrubs. The extensive garden continues to the rear of the bungalow with covered area, large shed and further enclosed lawn with shrubs and trees and hedging to some of the boundaries, all providing an attractive setting with masses of potential for keen gardeners.

COUNCIL TAX: Band E. **EPC = E**

AGENT'S NOTE: A Right of Way exists to the neighbouring property along the Western boundary.



Knowle Lane, Halland, BN8 6PR



This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.

Invicta EPC

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