



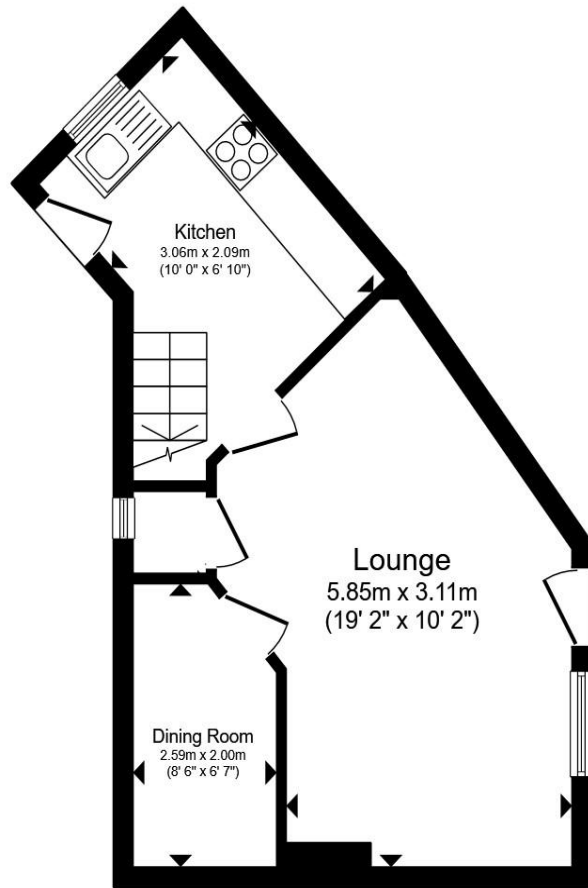
Andros Close, South Chailey Lewes BN8 4AT

welcome to

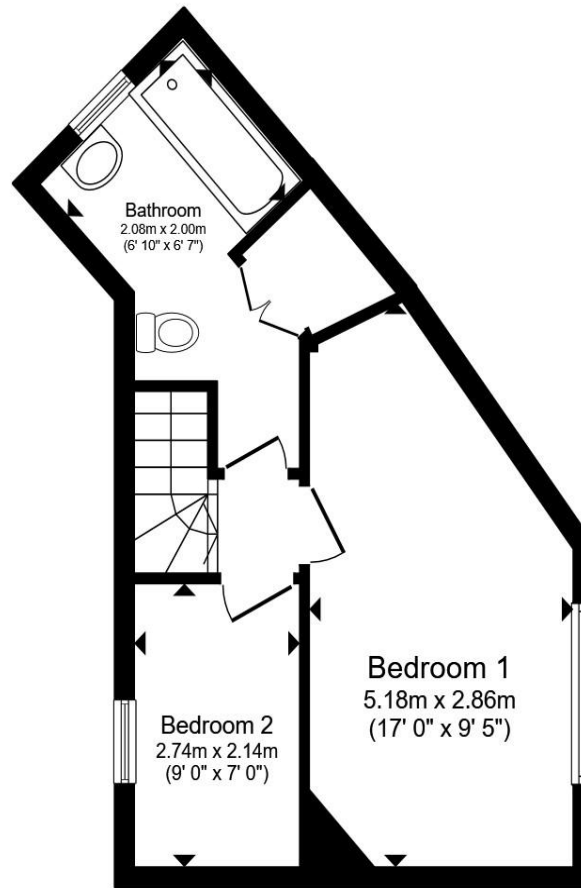
Andros Close, South Chailey Lewes

Packed with period charm and full of personality, this beautifully quirky Victorian cottage offers flexible living, two off-road parking spaces, and a wonderfully secluded setting just moments from stunning woodland and the South Downs.





Ground Floor



First Floor

Total floor area 60.8 m² (654 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance

Lounge

19' 2" x 10' 2" (5.84m x 3.10m)

Dining Room

8' 6" x 6' 7" (2.59m x 2.01m)

Kitchen

10' x 6' 10" (3.05m x 2.08m)

First-Floor Landing

Bedroom One

17' x 9' 5" (5.18m x 2.87m)

Bedroom Two

9' x 7' (2.74m x 2.13m)

Bathroom

6' 10" x 6' 7" (2.08m x 2.01m)

Front Garden

Rear Terrace

Two Allocated Parking Spaces

Agent Note

Please note that an £80 AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

welcome to

Andros Close, South Chailey Lewes

- Two Bedroom Victorian Cottage
- Open-Plan Lounge/Diner
- Attic Conversion Potential (Velux Space Already Allocated, STPP)
- Private Front Garden & Rear Terrace
- Two Off-Road Parking Spaces

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LEW106611



Property Ref:
LEW106611 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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