



The Barn, The Green

Southwick, Brighton, BN42



Beyond your expectations

Two bedroom three storey cottage with garage. EPC E

Hamptons International

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Characterful barn conversion | Two generous bedrooms | Two bathrooms | Mature sunny garden | Garage with access into garden | Period features | Striking feature fireplace | Deceivingly well proportioned

Asking Price £499,950 Freehold

Description

This charming, characterful property was converted from a former barn and is the most southerly of three houses that were created. This pretty flint-stone fronted cottage is known as Number One The Green and has delightful views over Southwick village green.

The barn is approached from the rear and the charming wooden front door opens into a welcoming hallway with the kitchen and living room leading off it. The kitchen itself has been decorated in neutral tones and whilst it has been relatively recently fitted, it is in keeping with the period and atmosphere of the house and features a one and a half "Franke" sink. The living room has an attractive tiled floor, featuring what are ostensibly the distinctive original stone quarry tiles, ceiling beams and lime rendered walls. The room exudes warmth, whilst still having deceivingly ample space, and is enhanced further by an impressive red-brick inglenook fireplace with working open fireplace and striking brass canopy, as well as views of the village green.

Immediately above on the first floor is a double bedroom of the same generous proportions, a nicely presented family bathroom and a utility space. Because of its size, the current owners use this first floor bedroom as a second reception room. It is the ideal flexible space and works as a lounge, home studio, office or guest bedroom equally well with its carpeted floors, relatively high beamed ceiling and built in wardrobe which conceals a king size guest bed that pulls down when needed. The

family bathroom is again well-presented in elegant neutral tones and a white suite with bath and shower over.

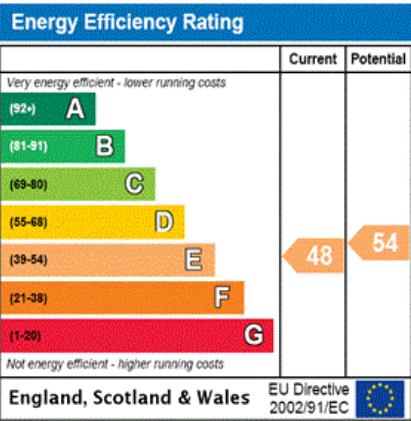
The top floor houses the master bedroom with its impressive vaulted beamed ceiling, built-in wardrobes, attic space and en-suite shower room, again tastefully decorated to suit contemporary tastes.

The enchanting, well-tended garden is a little oasis of calm and extends away from the house to take advantage of the afternoon and evening sunshine. It's the ideal spot for sitting out in and enjoying the balmier evenings with friends, or indeed for indulge anyone's green-fingered inclinations.

This is a well-converted, beguiling flint-stone barn with a superb village location offering all the amenities just across the green. Southwick mainline train station is just over quarter of a mile away and offers direct links to London and Brighton. There are sailing and watersports opportunities at the Lady Bee Marina and the beach is just across the lock, both under half a mile distant.

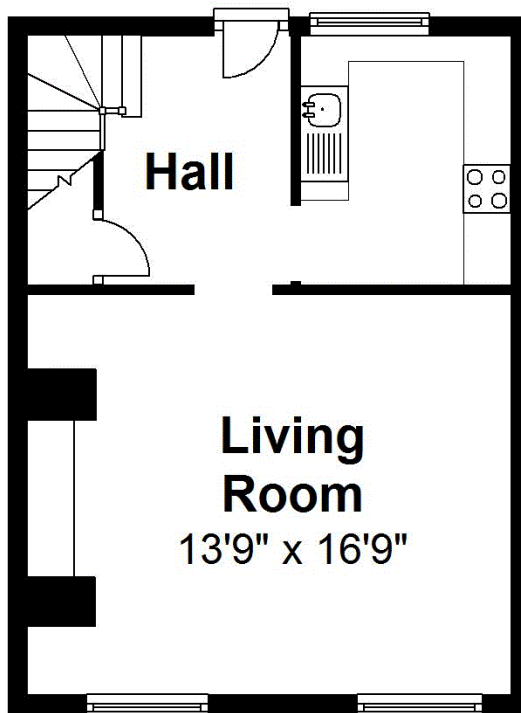
Outside

The property has a beautifully laid out garden to the rear which is west aspect. It is mainly laid to lawn with well stocked flower/shrub/plant borders and a door leading onto the single garage which is accessed at the rear via The Cotswolds which is a private road to the side of number 3.



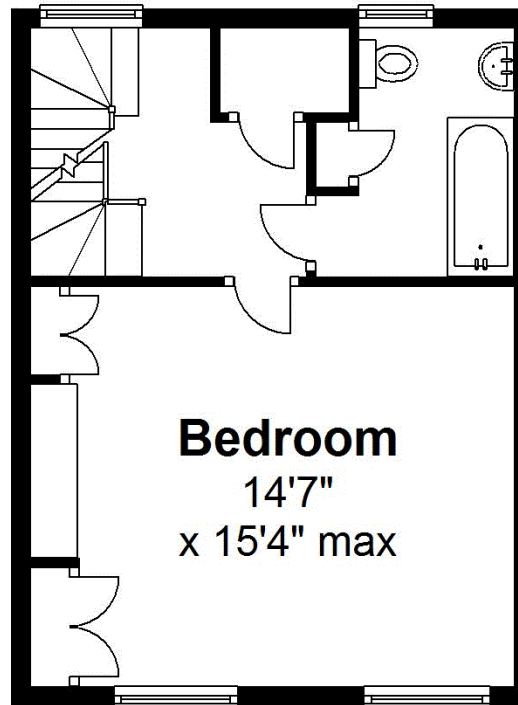
Ground Floor

Approx. 380.4 sq. feet



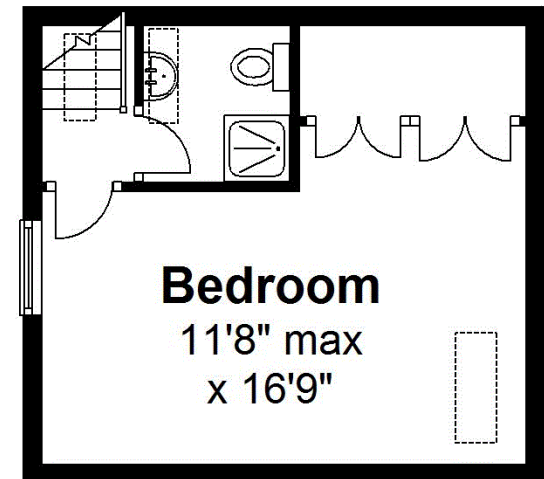
First Floor

Approx. 386.2 sq. feet



Second Floor

Approx. 253.3 sq. feet



Total area: approx. 1020.0 sq. feet

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

