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Peter Oliver



Shortgate Lane, Laughton, BN8 6DE

- ▼ Semi-Detached Cottage
- ▼ 3/4 Bedrooms, 2 Bathrooms
- ▼ Bespoke Stylish Kitchen
- ▼ Large Wrap Around Garden
- ▼ Idyllic Countryside Setting
- ▼ Potential To Extend STPP



### EPC RATING

Current:  
67 | D

Potential:  
80 | C

**£600,000**



## Shortgate Lane, Laughton, BN8 6DE

This beautifully presented semi-detached cottage has been modernised to a high standard and is situated in an idyllic semi-rural location on the outskirts of Laughton Village. The inside living space is extremely versatile, with a bespoke stylish kitchen, a double aspect sitting room with feature wood burning stove and double doors leading onto the large garden and wider countryside. A separate reception room/study is to the right side of the ground floor that is an additional versatile living space. This leads to a generous double bedroom with door leading directly onto the garden. There is a downstairs bathroom with shower and room for a washing machine. Upstairs you will find two further double bedrooms and a third smaller room, currently being used as an office and for storage/wardrobes. This has a large Velux window overlooking the rear garden. There is a contemporary family bathroom with free standing bath and fitted cupboards that enjoys wonderful countryside views to the front of the property. Outside the property has a stunning sized wrap around garden on three sides of the house along with a driveway to front. The garden has been beautifully landscaped, containing various tree species, a wild flower meadow, numerous growing spaces and seating areas. Close to the house, there is a terrace nestled under a pergola with views of the garden and countryside beyond. There is power in one of the garden sheds, making it an option for conversion into an outside office/studio or workshop. There is also the space and option to further extend the property STPP and the current owners have architectural plans for options that would fall under PD. Although located within the countryside, the village offers brilliant bus Links to Lewes, Brighton and Eastbourne with services running every 30 minutes 6 days a week until 7pm. Nearby train services are available at both Uckfield and Lewes (7 miles distance away and where the larger local shopping areas can be found). There is a popular village pub, primary school and village shop/post office.

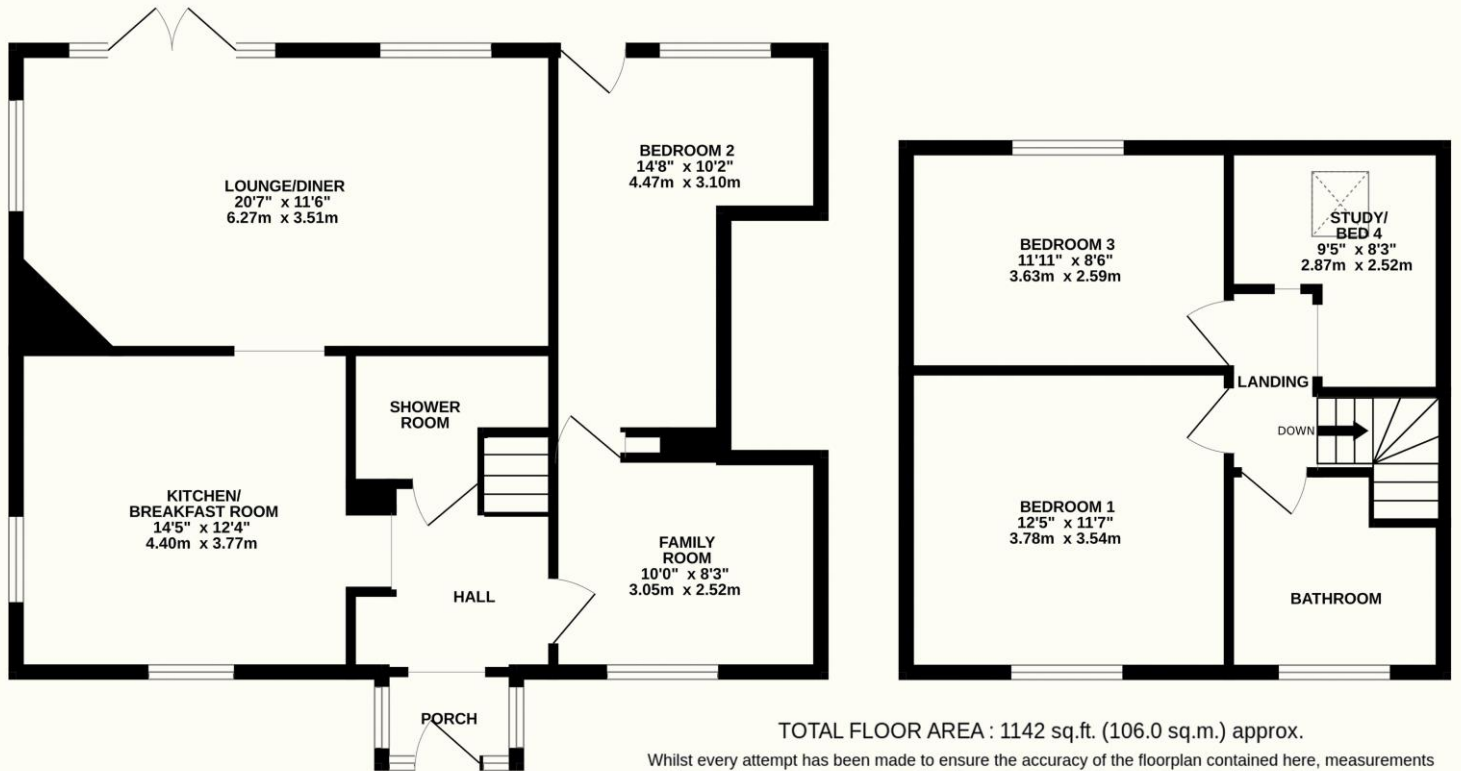
Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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 The Property  
Ombudsman

 The Property  
Ombudsman  
LETTINGS





TOTAL FLOOR AREA : 1142 sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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