



Price
£600,000

Freehold

4x  1x  2x 

**Swan Cottages,
Balneath Manor Lane,
South Chailey, East
Sussex, BN8**

cubitt&west
Helping you move forwards



Main features

- Enviably situated along a quiet lane
- Views of the countryside
- Offered for sale for the first time in generations with no onward chain
- Recently redecorated but offering scope for further improvements and updating
- Local shop and school nearby

Accommodation

GROUND FLOOR

Hallway
Cloakroom
Study: 12'0 x 10'5 (3.66m x 3.18m)
Kitchen: 9'11 x 8'0 (3.02m x 2.44m)
Dining Area: 12'8 into stairs x 10'6 (3.86m x 3.20m)
Living Area: 20'4 x 12'11 (6.20m x 3.94m)

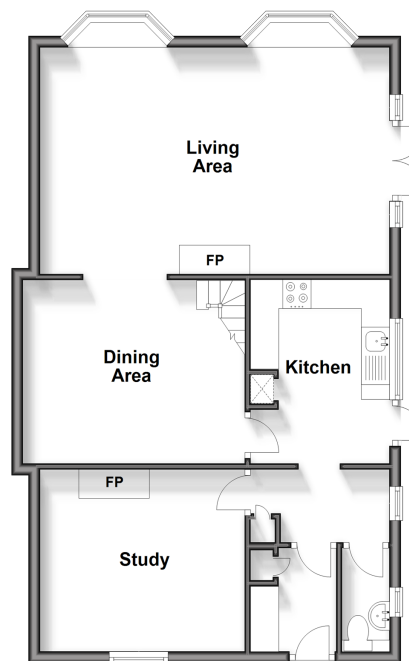
FIRST FLOOR

Landing
Bedroom 1: 12'11 x 11'6 (3.94m x 3.51m)
Dressing Area: 10'7 x 9'11 into wardrobe (3.23m x 3.02m)
Bedroom 2: 12'11 x 8'6 (3.94m x 2.59m)
Bedroom 3: 12'0 x 8'11 (3.66m x 2.72m)
Bedroom 4: 10'7 x 8'0 (3.23m x 2.44m)
Bathroom

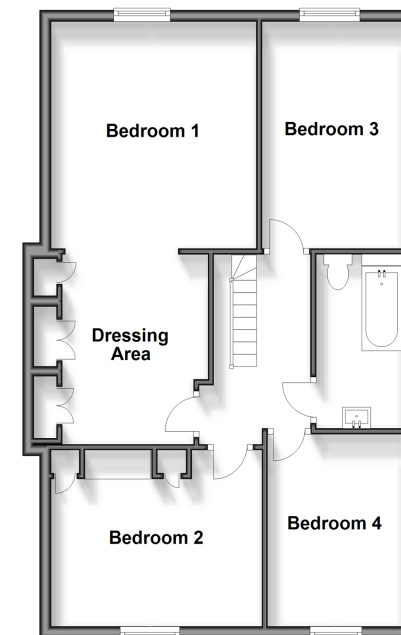
OUTSIDE

Front, Side & Rear Gardens
Off-Road Parking

Ground Floor
Approx. 66.6 sq. metres (716.5 sq. feet)



First Floor
Approx. 66.2 sq. metres (712.2 sq. feet)



Call Lewes - (01273) 471231 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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