



Land & Property Experts



QUEEAKE
PARK LANE, LAUGHTON, EAST SUSSEX BN8 6BP

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LAUGHTON
EAST SUSSEX
BN8 6BP**

Laughton	- 1 mile
Hailsham	- 6.5 miles
Lewes	- 7.5 miles
Heathfield	- 8.5 miles
Eastbourne	- 14.5 miles
Brighton	- 17 miles

An opportunity to renovate or replace (subject to any necessary consents) a three bedroom bungalow in a rural location.

- Three bedroom bungalow – EPC: G
- Attached garage and workshop
- Traditional cottage gardens
- Rural location
- In need of renovation or replacement
- In all about 0.45 of an acre

**FOR SALE BY PRIVATE TREATY AS A WHOLE
GUIDE PRICE: £400,000**

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership
Euston House
82 High Street
Heathfield TN21 8JU
01435 864455**

LOCATION

Queeake is set back from a country lane near the village of Laughton, approximately 6.5 to the north west of Hailsham, 7.5 miles to the north east of Lewes, and 12.2 miles from the coastal town of Seaford.

DIRECTIONS

From the Boship roundabout at Lower Dicker, drive in a north westerly direction on the A22 for approximately 2.5 miles and then turn left onto the B2124 (signposted Lewes and Laughton). Continue on the B2124 for approximately 1.4 miles and then turn right into Park Lane (signposted East Hoathly) and continue for approximately 450 metres, whereafter the entrance to Queeake will be found on the right-hand side.

Alternatively, if coming from the Shaw Roundabout to the north west on the A22, continue in a south easterly direction for approximately 1.2 miles and then turn right into Park Lane, immediately before The Thatched Garage. The entrance to Queeake will then be found on the left-hand side after approximately 1.1 miles.

DESCRIPTION

Queeake was built by the vendor's family in 1960 and is of brick elevations beneath a tiled roof. The property, which is now in need of renovation or replacement (subject to obtaining any necessary permissions) briefly comprises:

Entrance Hallway with parquet flooring, hanging cupboard, linen cupboard and doors to:

Living Room (double aspect) with dining area, parquet flooring, woodburning stove on tiled hearth with exposed brick chimney breast behind. Glazed door to outside.

Kitchen with stainless-steel double sink set into storage unit, worktop with tiled splashback and wooden units below, wall mounted shelving and cupboards, solid fuel Rayburn.



Bedroom 1 with fitted wardrobe.

Bedroom 2 (double aspect)

Bedroom 3

Family Bathroom with panelled bath and wash basin.

Cloakroom with wash basin and W.C.

OUTSIDE

GARDENS

The gardens are predominantly to the southern elevation of the property, with areas of lawn interspersed with a variety of trees, shrubs, box hedges, soft fruit bushes and a former vegetable garden. There is also a pond within the south eastern corner of the garden.

OUTBUILDINGS

The entrance drive leading from Park Lane culminates in a parking area in front of a covered carport that adjoins the bungalow to the **Workshop** (9'.7"x 15'.1") and **Garage** (14'.6"x 15'.1").



Further outbuildings within the garden include a timber-framed **Poultry House** (24'.9" x 11'.9"), a **Storage Shed** (15'.3" x 9'.4") of corrugated iron sheeting elevations beneath a corrugated iron sheeting roof, (both of which are now in need of renovation), and a small wooden **Garden Shed**.

The property extends in all to about 0.45 of an acre.

SERVICES

Mains electricity and water. Private drainage.

ACCESS

Access to the property is from Park Lane.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

TENURE

The property is freehold and will be sold with vacant possession upon completion.

LOCAL AUTHORITY

Wealden District Council, Vicarage Lane, Hailsham, East Sussex BN27 2AX

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There are no public Rights of Way over the property.

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

COUNCIL TAX

Band F

PLANS

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

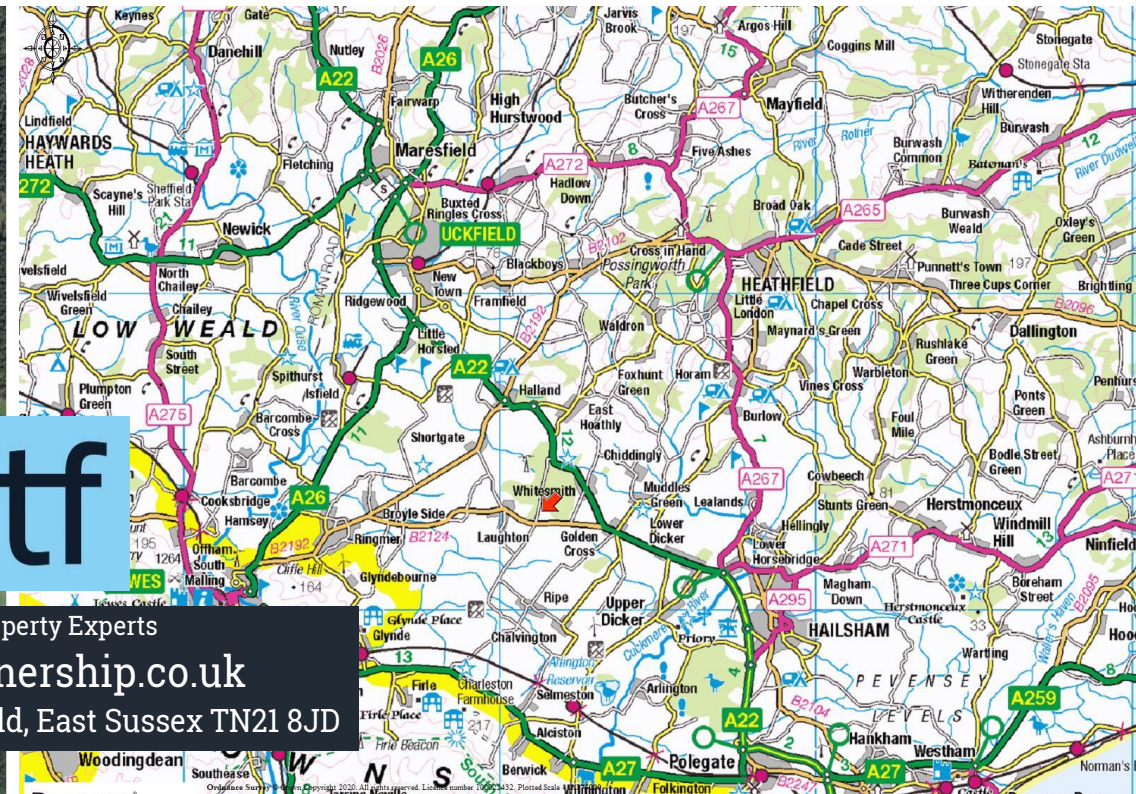
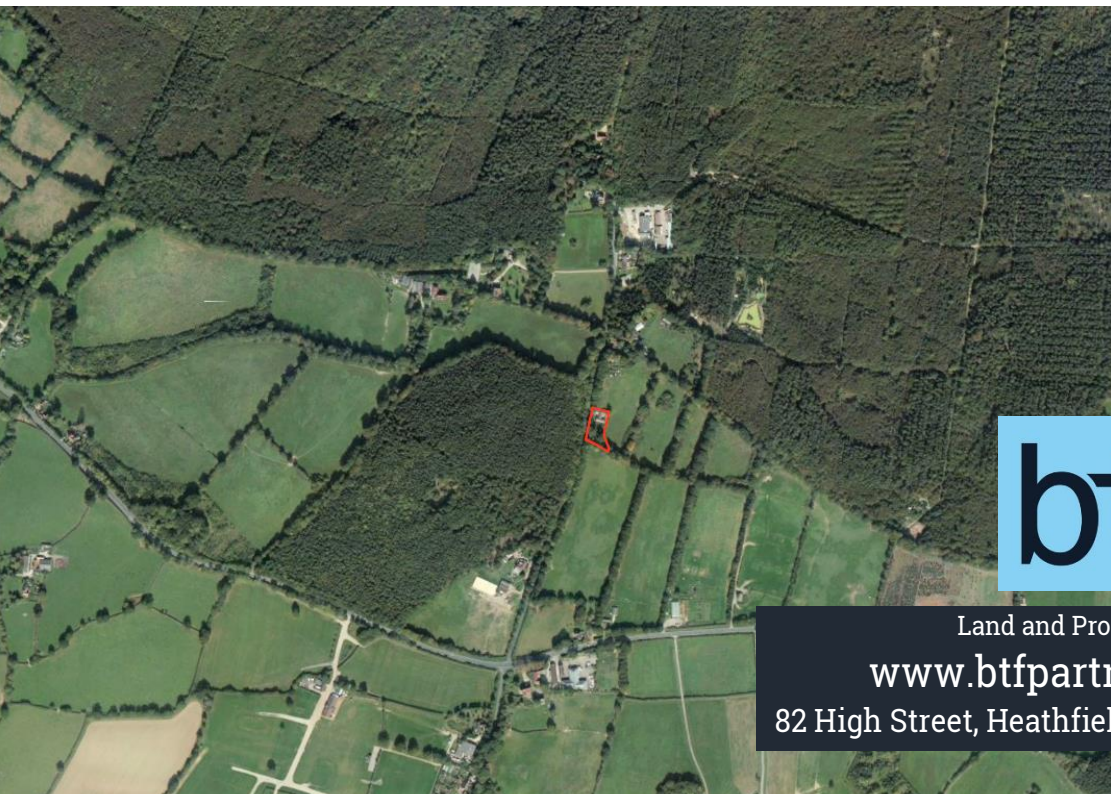
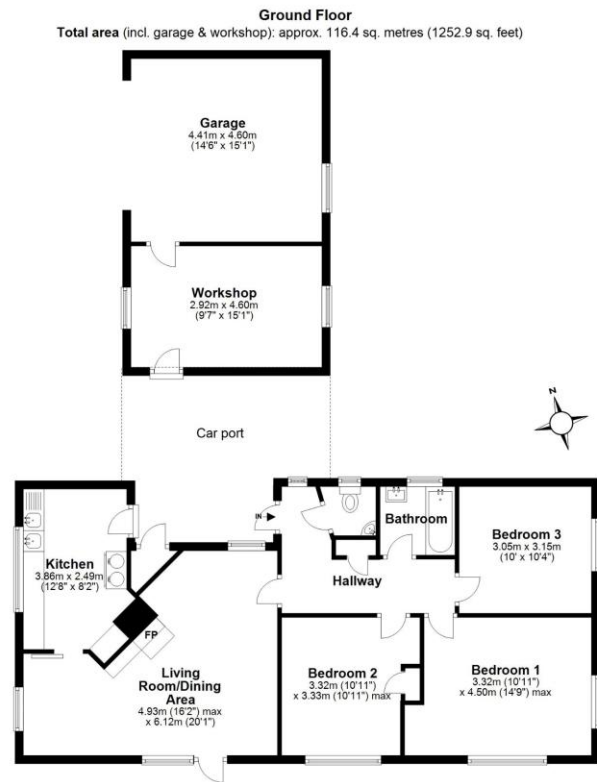
AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.



VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.



Land and Property Experts
www.btfpartnership.co.uk
 82 High Street, Heathfield, East Sussex TN21 8JD