



Bungalow - Detached (EPC Rating: C)

RHYLSTONE THE OLD RACECOURSE, LEWES, BN7 1UR

£4,500

5 Bedroom Bungalow - Detached located in Lewes

Set back from the road behind a neat, gated brick drive, Rhylstone House enjoys prime position within the development with uninterrupted views over the rolling hills of the South Downs below open skies. There is ample parking both on the forecourt (space for horse lorries if need be), and in the detached double garage. Externally, the house is smart and modest with white timber boarding to the front and large picture windows on all sides to flood each space with natural light.

Stepping inside, it is a deceptively spacious home on a single level with a line of sight right through the house to the exceptional living room at the far end where the best views can be enjoyed via two large, arched windows, ever-changing with the seasons and the time of day. A mid-century style fireplace warms the room in winter, while in summer, you can spill outside via a sunroom to the stone patio for alfresco dining in sunlit surroundings.

Nearby, the kitchen offers a second reception space for formal dining and ample storage in country kitchen cabinetry, complete with a range cooker, utility room and freestanding appliances.

Peacefully tucked away from the main living areas, four of five bedrooms sit in the southerly wing of the house; three of which benefit from ensuite shower rooms or bathrooms. Bedrooms four and five share easy access to the family bathroom, and all rooms are double for versatile use.

This exceptional home is situated within some of the most picturesque countryside, enjoying all the wonders of village life, yet it is superbly well connected to both London and Brighton & Hove. The A27 is just 7 minutes away by car and the Station at Lewes has links into Brighton and along the coast with London connections at Uckfield and Brighton. Cooksbridge Station is also nearby with a direct London link.

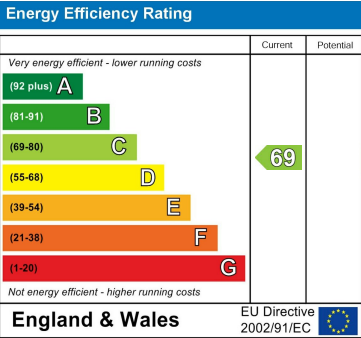


The Old Racecourse



Council Tax Band
C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.