



7 CHATFIELD CLOSE COOKSBRIDGE, BN8 4FF

£450,000
FREEHOLD

Nestled in the charming Chatfield Close, Cooksbridge, this modern home offers a delightful blend of comfort and convenience. Built in 2019 still comes with building warranty and spans an impressive 1,350 square feet, providing ample space for family living.

As you enter, you are welcomed into a bright and airy reception room, perfect for both relaxation and entertaining. The home boasts three generously sized double bedrooms, two well-appointed bathrooms and an additional cloakroom, the property is designed to accommodate the needs of a busy family.

One of the standout features of this residence is its location at the foot of the South Downs National Park, offering stunning natural scenery and a plethora of outdoor activities right on your doorstep. Whether you enjoy hiking, cycling, or simply taking in the breathtaking views, this area is a haven for nature lovers.

The property also benefits from off-street parking for two cars, providing convenience for residents and guests alike. Situated in a family-oriented close, this home is ideal for those seeking a friendly community atmosphere.

Cooksbridge is just 2 miles North of the historic market town of Lewes. Cooksbridge itself features a mainline railway station with direct services to London Victoria, Gatwick and Lewes. The village has a highly regarded primary school, a petrol station with convenience shop, modern village hall, childrens recreation ground, modern farm shop with café and The Rainbow public house.

Nicholas
James

SALES LETTINGS AUCTIONS





7 Chatfield Close

Approximate Gross Internal Area = 125.4 sq m / 1350 sq ft

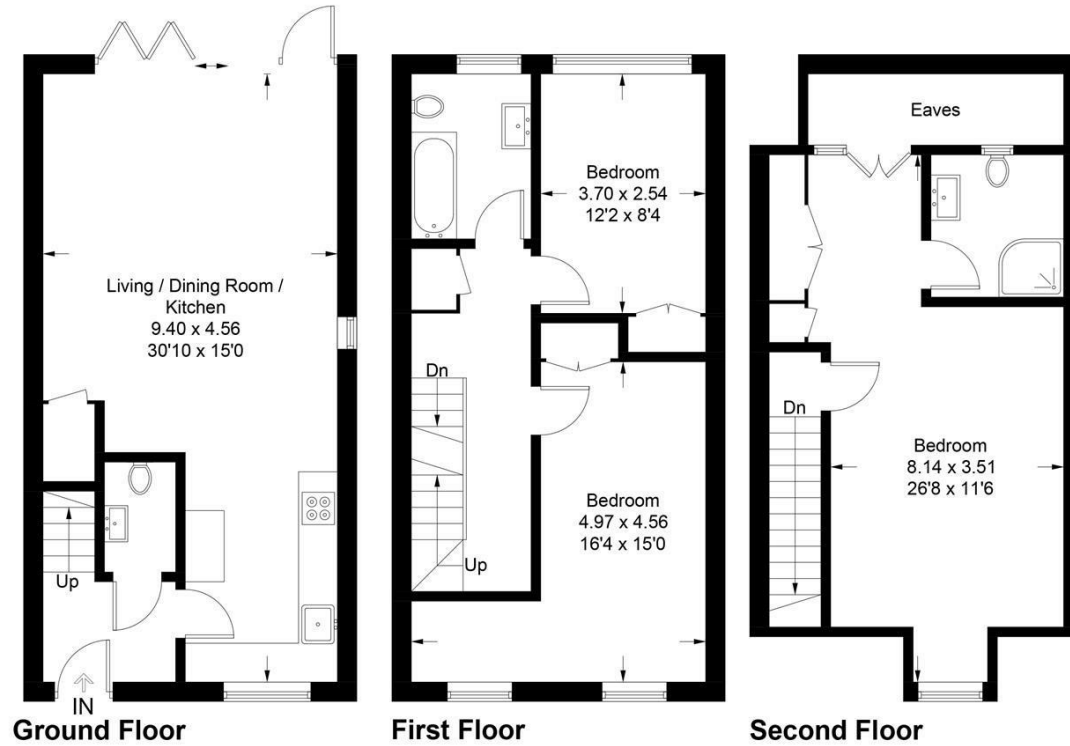


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1224776)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

85

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/tenants are advised to recheck the measurements

Hove Sales
 Ground Floor 8 The Drive
 Hove
 East Sussex
 BN3 3JA

01273 917915
 hello@nicholasjamesproperty.co.uk
 www.nicholasjamesproperty.co.uk

**Nicholas
 James**

SALES LETTINGS AUCTIONS