



Watland Furlong

Bishopstone, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A splendid four-bedroom house set in peaceful gardens, in a rural position betwixt the villages of Bishopstone & Norton.

A comfortable detached family home with light, airy accommodation and plenty of scope for renovation or development. Occupying a picturesque and desirable rural setting close to the popular coastal town of Seaford, surrounded by rolling South Downs countryside yet within easy reach of the town's various amenities and transport connections.



2 RECEPTION ROOMS



4 BEDROOMS



1 BATHROOM



DRIVEWAY AND GARAGE



GARDENS OF 0.66 OF AN ACRE



FREEHOLD



RURAL



2,035 SQ FT



£1,000,000 GUIDE PRICE



The property

Set in the middle of The South Downs National Park, Watland Furlong is a secluded detached family home that offers more than 2,000 square feet of attractive accommodation arranged over three floors. The property features neutral décor and airy reception rooms, and provides the potential for renovation or extension, subject to the necessary consents.

There are two main reception rooms on the ground floor, providing plenty of space in which to relax or entertain. They include the 23ft sitting room, which has a feature fireplace and a south-facing bay window with panoramic windows and French doors opening to the garden. The room is ideal for both a seating area and a dining area, and has a hatch connecting to the kitchen.

Towards the rear there is also a comfortable drawing room with wooden flooring and a flexible L-shaped layout, with a triple aspect which brings plenty of natural light to the space. Also on the ground floor, the kitchen has fitted farmhouse-style units and wooden worktops, as well as an integrated oven and hob. Just off the side lobby, the larder provides further space for home appliances and storage.

To the first floor there are three well-presented bedrooms, two of which are doubles with their own washbasins, including the generously proportioned principal bedroom, which also has built-in storage. The family bathroom is found on the first floor, while stairs continue to the second floor where there is a fourth bedroom with eaves storage and access to a loft space with potential for conversion.



Outside

The house is set on a peaceful plot, which includes wrap-around gardens and backs onto open fields and countryside. The gardens are sheltered by mature trees, creating a sense of privacy and seclusion, and there are areas of lawn, spring flower meadows, various shrubs, hedgerows and an orchard, arranged in several different areas surrounding the house. A south-facing patio provides space for al fresco dining and connects to the house via the sitting room's French doors. At the entrance to the property, a five-bar wooden gate opens to the driveway, which provides plenty of parking space, as well as leading to the detached garage and the outhouses attached to the house, which are ideal for garden storage.

The property benefits from direct access to bucolic walks from the front door, surrounded by the beautiful South Downs.

Location

Located at the foot of the South Downs, and within The South Downs National Park, the nearby coastal town of Seaford offers local shopping, eateries, a leisure centre, swimming pool, sailing club, two golf courses and primary and secondary schooling. Surrounded by the South Downs National Park, the area offers watersports off the beach and walking at Seaford Head, along the Seven Sisters sea cliffs and on the South Downs Way. The town sits east of Newhaven and west of Eastbourne, both offering extensive amenities. Transportation links are excellent: buses connect the town to Eastbourne and Brighton, Seaford station (0.8 mile) offers regular services to Brighton via Lewes and onward connections to London, and the A26 and A27 link to the motorway network.



Distances

- Seaford town centre 2.5 miles
- Lewes 10.4 miles
- Eastbourne 11.1 miles
- Brighton 11.9 miles

Nearby Stations

- Bishopstone
- Seaford
- Lewes

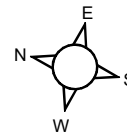
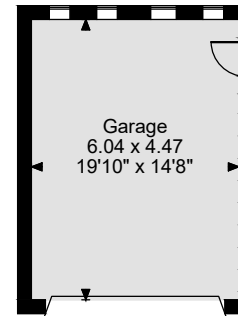
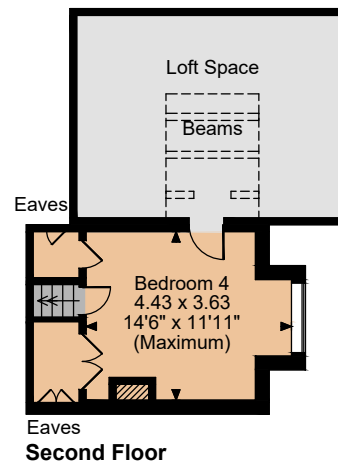
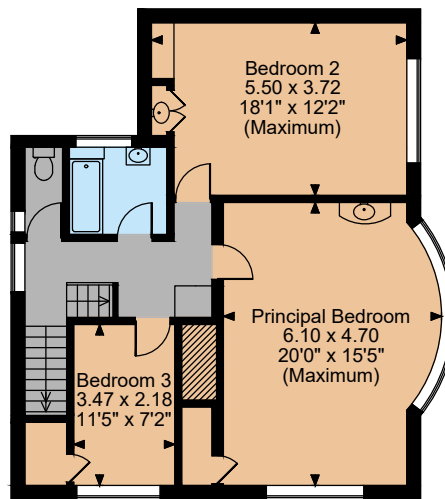
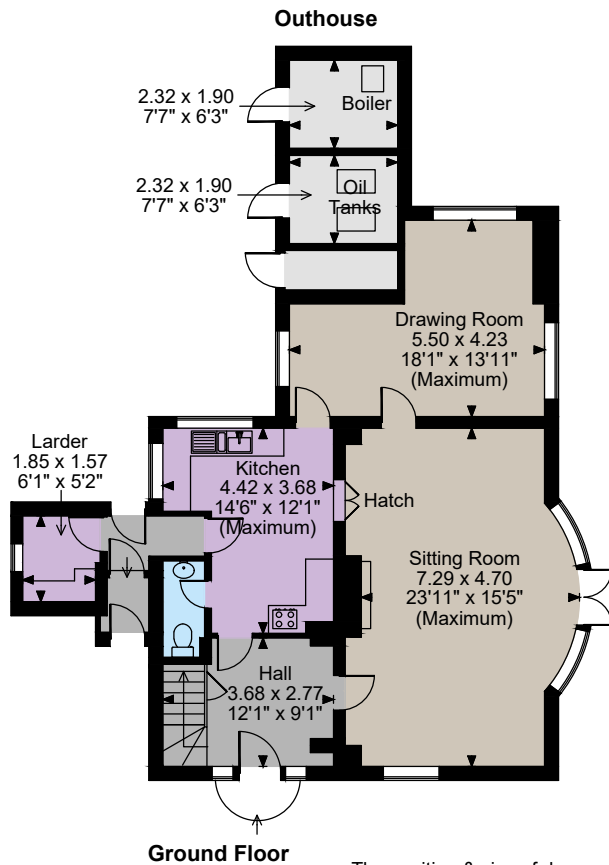
Key Locations

- Seven Sisters
- Alfriston Village
- Saxon Church, Bishopstone
- Glyndebourne
- Charleston Farmhouse
- Brighton Pavillion

Nearby Schools

- Seaford Head School
- Northease Manor
- Lewes Old Grammar
- Roedean
- Eastbourne College
- St. Andrew's Prep
- Bede's





The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Floorplans

House internal area 2,035 sq ft (189 sq m)
Garage internal area 291 sq ft (27 sq m)
Outhouse internal area 125 sq ft (12 sq m)
Total internal area 2,451 sq ft (228 sq m)
For identification purposes only.

Directions

BN25 2UQ

what3words: ///tradition.crunches.allows

General

Local Authority: Lewes District Council

Services: Mains electricity, water and drainage. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: Band E

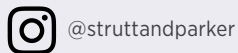
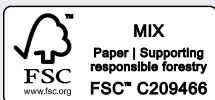
Lewes

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