




Tithe Barn

Eastbourne Lane, Jevington, East Sussex

**STRUTT
& PARKER**

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An attractive detached family home in a beautiful downland village with self-contained annexe and swimming pool

A generously-proportioned property with drawing room, sitting room/snug, kitchen/family room, four bedrooms, two bathrooms, a cloakroom, double garage and generous garden with swimming pool together with a self-contained annexe with kitchen/living room, bedroom and bathroom, the whole located at the heart of a sought-after village in the South Downs National Park.



3 RECEPTION ROOMS



4 BEDS + 1 BED ANNEXE



2 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



RURAL/VILLAGE



3,142 SQ FT



GUIDE PRICE £1,600,000



The property

Tithe Barn is an attractive flint-clad detached family home offering more than 2,500 sq. ft. of light-filled flexible accommodation arranged over two floors and benefits from a 619 sq. ft. self-contained single storey annexe. Configured to provide an ideal family and entertaining space, the ground floor accommodation in the main property flows from a welcoming wooden-floored entrance hall and briefly comprises a generous dual aspect drawing room with feature inset fireplace and a large L-shaped sitting room/snug with feature open fireplace, both with exposed wooden flooring and patio doors to the rear terrace. An inner hall off the drawing room gives access to an extensive kitchen/family room with a range of contemporary base units, an Aga, modern integrated appliances, a useful neighbouring side entrance hall with cloakroom and a vaulted family area with exposed A frame beams, full-height glazing and bi-fold doors to the terrace to two aspects.

Stairs rise from the inner hall to the part-vaulted first floor, which provides a principal bedroom with built-in storage, three further double bedrooms and two modern family bathrooms, one with separate shower.

The property also benefits from a self-contained annexe adjoining the main property, providing a kitchen/living room with full-height glazing incorporating French doors to the terrace, a double bedroom and neighbouring bathroom.



Outside

Having plenty of kerb appeal, the property is approached over a driveway providing private parking and giving access to the integral double garage, double five bar gates giving access to further parking alongside the annexe. The well-maintained south facing garden is laid mainly to lawn bordered by mature topiary, shrub beds and trees and features a garden store, a swimming pool with paved surround and a spacious paved terrace, the whole ideal for entertaining and al fresco dining.

Location

The picturesque village of Jevington has a parish church and popular public house with restaurant. Nearby Polegate and Seaford town centres offer a range of local and independent stores, supermarkets, cafés, restaurants and services including a popular primary school, while the market towns of Eastbourne, Lewes and Hailsham offer more comprehensive shopping, service, leisure and sporting facilities. Nearby Friston Forest and the South Downs National Park provide extensive walking, cycling and riding opportunities, while the beaches at Eastbourne and the South Coast provide a wide range of watersports activities, the schools here are some 9 minutes away. Communications links are excellent: Polegate station (2.8 miles) offers regular direct trains to central London in around 80 minutes, while the A27 Eastbourne to Lewes road (2.7 miles) gives easy access to the national road and motorway network, London and its airports.



Distances

- Polegate 2.9 miles
- Hailsham 6.1 miles
- Eastbourne 6.2 miles
- Seaford 6.8 miles
- Lewes 14.5 miles
- Brighton 19.5 miles
- London Gatwick Airport 45.4 miles
- Central London 75.4 miles

Nearby Stations

- Polegate
- Hampden Park
- Eastbourne
- Berwick

Nearby Schools

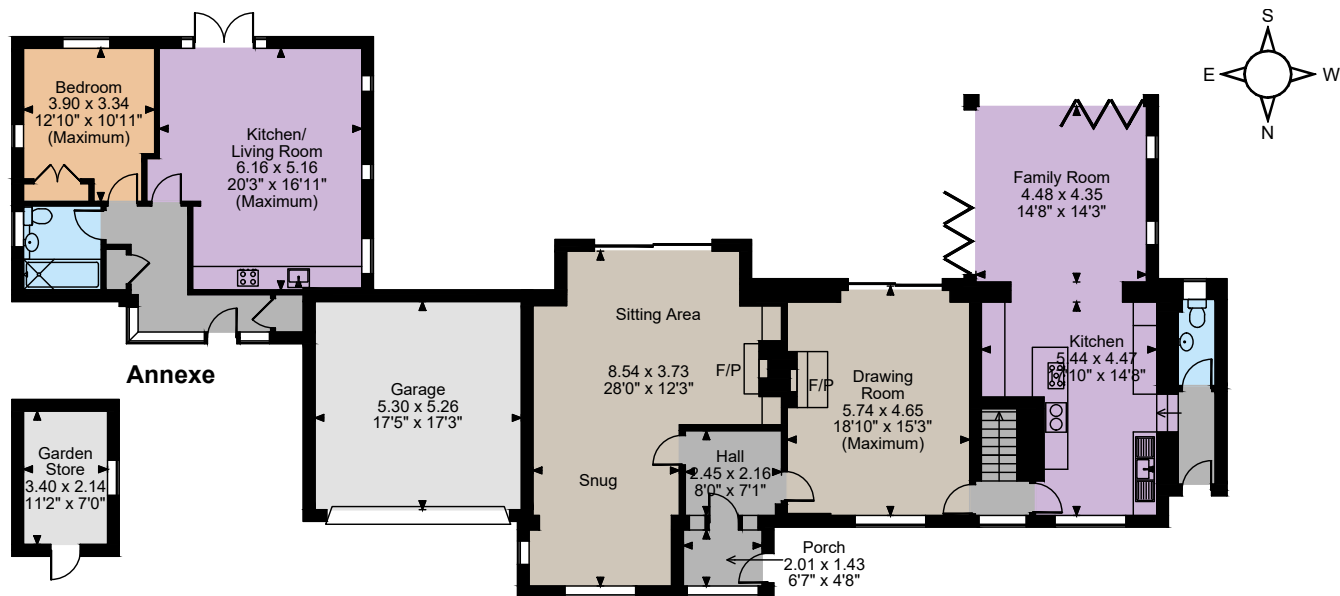
- Bede's Prep School
- Bede's Dicker School
- Pashley Down Infant School
- Ocklynge Junior School

- The South Downs School
- Ratton School
- The Cavendish School
- The Lindfield School
- Eastbourne College
- St. Andrews Prep

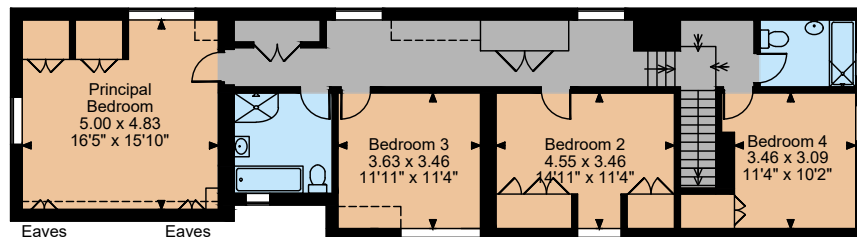
Key Locations

- Friston Forest
- South Downs National Park
- The Cuckoo Trail
- Seven Sisters Country Park
- Folkington Reservoir (SSSI)
- Long Man of Wilmington
- Herstmonceux Castle
- Pevensey Castle
- Beachy Head
- Litlington White Horse





Ground Floor



First Floor

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

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,523 sq ft (234 sq m)
 Garage internal area 300 sq ft (28 sq m)
 Garden store internal area 78 sq ft (7 sq m)
 Annexe internal area 619 sq ft (58 sq m)
 Total internal area 3,520 sq ft (327 sq m)
 For identification purposes only.

Directions

BN26 5QL
 ///What3words: font.pays.pulled - brings you to the driveway

General

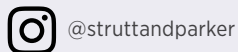
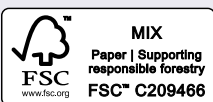
Local Authority: Wealden District Council
 Services: All mains services
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Council Tax: Band G
 EPC Rating: D

Lewes

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