



Picdown

Old Willingdon Road, Friston, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A handsome detached home with four bedrooms and stylish accommodation, set in a stunning South Downs position

An impressive detached house with beautifully appointed accommodation and light, airy reception rooms. Set in a picturesque position on the edge of the sought-after village of Friston and surrounded by magnificent Cuckmere Valley countryside on the stunning South Downs, yet with the bustling seaside town of Eastbourne within easy reach.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



OUTSIDE PARKING



GARDEN



FREEHOLD



VILLAGE



2,698 SQ FT



**GUIDE PRICE
£1,500,000**



The property

Picdown is an exquisite detached property with four bedrooms and a wealth of stunning, luxury accommodation. Located in a highly desirable position on the edge of the South Downs village of Friston, the property features splendid cobbled elevations with brick dressing, while inside the accommodation is light and airy throughout, with a neutral colour palette and timber joinery, complemented by stylish, bespoke fittings.

There is a very generous and welcoming reception hall at the entrance to the property, with Oak flooring and a turned oak staircase leading to the first floor's galleried landing and magnificent lantern allowing the light to flood in. The main ground floor reception room is the generous, dual aspect drawing room, which has a contemporary electric fire, a south-facing bay window and two sets of French doors opening to the rear garden. Additional space in which to relax includes the comfortable sitting room, while the study offers private space for home working. Furthermore, the social kitchen has bespoke wooden fitted units, a

central island, a split butler sink and a stainless steel range cooker, as well as space for a family dining table and French doors opening to the rear garden. Adjoining the kitchen, the utility room has useful extra space for home storage and laundry appliances.

Upstairs, the galleried landing has a large ceiling lantern skylight above, flooding the space with natural light, while the landing leads to four immaculate double bedrooms. These include the exceptional principal bedroom with its high vaulted ceiling, French doors opening to a balcony, dressing room and luxury en suite bathroom with a freestanding bathtub and a walk-in shower. One further bedroom has an en suite shower room, while another has its own private balcony. A family bathroom can also be found on the first floor.



Outside

At the entrance to the property, dual five-bar wooden gates open to the spacious gravel driveway, which provides plenty of parking space in front of the house and there is planning permission for a 3-bay garage. The garden surrounding the property features rolling lawns and borders of high hedgerows and mature specimen trees, creating a sense of peace and privacy, while a patio area at the rear of the house offers space for al fresco dining. There is also a timber-framed shed, providing garden storage. Beyond the garden, open fields and rolling South Downs countryside extend towards the Cuckmere Valley, Seven Sisters and the beautiful rolling South Downs landscape.

Location

The village of Friston lies in a stunning rural position, surrounded by South Downs countryside and moments from the Sussex coastline. Friston and the neighbouring East Dean offer several everyday amenities, including a local shop, a butcher, a pub and a parish church, while further amenities are available in Seaford and Eastbourne. Eastbourne provides a

wealth of shopping, supermarkets, cafés, restaurants and leisure facilities, while Seaford also has a useful selection of facilities. Local road connections include the A26 and A27, providing access towards Lewes and Brighton. Mainline rail services are available in Eastbourne. The area is ideal for lovers of the outdoors, with miles of walking, cycling and riding routes on the South Downs, as well as a beautiful beach nearby at Birling Gap.



Distances

- East Dean 1.9 miles
- Seaford 5.4 miles
- Eastbourne 5 miles
- Lewes 15.6 miles
- Brighton 18.2 miles
- Gatwick Airport 46 miles

Nearby Stations

- Eastbourne

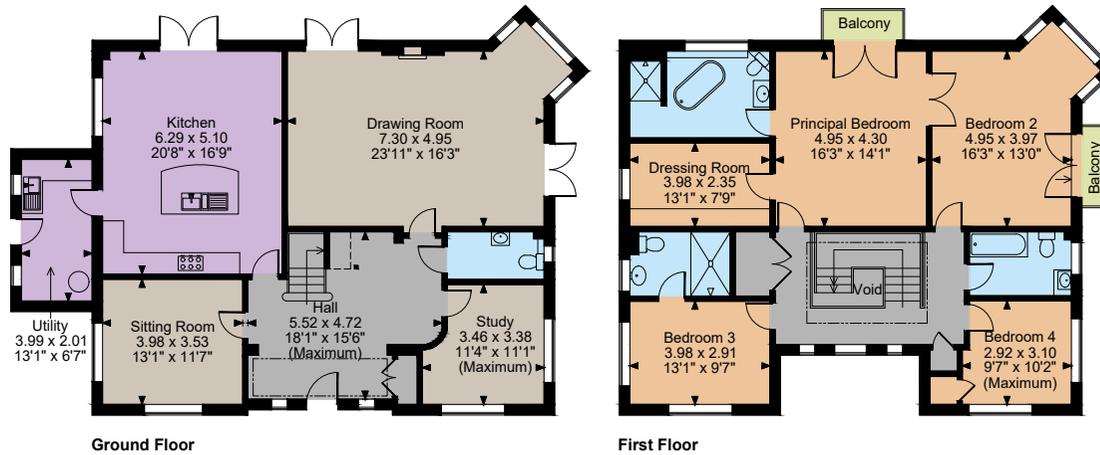
Key Locations

- Eastbourne Pier
- Eastbourne miniature railway
- Beachy Head and Lighthouse
- Seven Sisters Country park
- Pevensey Castle
- Herstmonceaux Castle
- South Downs National Park

Nearby Schools

- Bede's Prep School
- Eastbourne College
- Gildredge House
- The Cavendish School
- St. John's Meads CofE Primary School
- St. Andrew's Prep
- Motcombe Infants' School
- St. Thomas A Becket Catholic Primary School





The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Floorplans

Internal area 2,698 sq ft (251 sq m)
 For identification purposes only.

Directions

BN20 OAT
 what3words: ///suffice.truly.river - brings you to the driveway

General

Local Authority: Wealden District Council

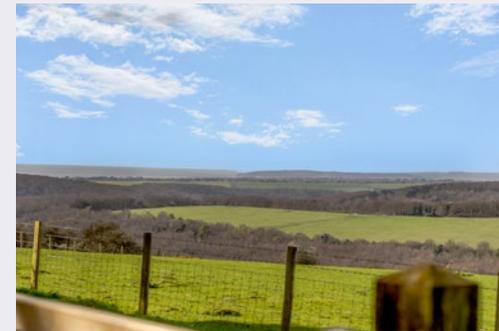
Services: All mains services including gas.

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

Council Tax: Band G

EPC Rating: Band C

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority



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