



# May Corner

Selmeston, Langtye Lane, East Sussex



BNP PARIBAS GROUP



## A handsome five-bedroom detached property in a delightful semi-rural setting with swimming pool and stunning views.

An impressive double-fronted family home with swimming pool and 1.24 acre garden, sensitively combining modern amenities and elegant décor with period features including casement glazing, high ceilings and some original fireplaces. It is located in a highly-convenient village near to the South Downs.



**5 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**DRIVEWAY & GARAGE**



**1.24 ACRES**



**FREEHOLD**



**SEMI-RURAL**



**3,252 SQ FT**



**£1,650,000  
GUIDE PRICE**



### The property

May Corner is a handsome double-fronted family home offering more than 3,200 sq ft of sympathetically updated accommodation arranged over three light-filled floors. Configured to provide an ideal family and entertaining space, the accommodation flows from a covered porch into a welcoming reception hall. It comprises a drawing room with a front-aspect bay window, a cast iron open fireplace, and double doors leading to a conservatory with large picture windows on three sides and a door to a covered terrace; a sitting room with a fireplace and wood-burning stove; and a family room with an open fireplace and a door to the covered terrace. Further accommodation includes a dining area with space for a sizeable table and French doors opening onto the side terrace.

The ground floor is completed by a kitchen/dining room featuring a range of wall and base units, complementary worktops and splashbacks, an Aga, modern integrated appliances, and French doors to the rear terrace. Adjoining this is a fitted utility room with an en suite cloakroom and additional access to the rear terrace.

On the first floor a generous landing with bespoke shelving opens to a vaulted triple aspect principal bedroom with Jack and Jill access to an en suite bathroom, also accessible from the landing, three further bedrooms and a family shower room. A separate staircase rises to the second floor, which houses the property's remaining bedroom and a games room with en suite shower room and an inter-connecting room, both suitable for a variety of uses including as additional bedroom accommodation if required.

















## Outside

May Corner is approached through a five-bar gate over a gravelled driveway providing private parking and giving access to a timber garage and attached open-sided carport, the garage having internal stairs to useful first floor storage over. The garden surrounding the property is laid mainly to lawn bordered by well-stocked flower and shrub beds and features numerous seating areas, a garden pond, a swimming pool with decked surround, a covered wraparound terrace off the conservatory and family room and various other paved terraces, one gazebo-covered. The whole is ideal for entertaining and al fresco dining and enjoys far-reaching views over surrounding countryside. In all, 1.24 acres.

## Location

Selmeston village has a church, village hall, village store, pub, petrol station, cricket pitch and recreation ground. Located in the Cuckmere Valley at the foot of the South Downs, Arlington village has a church, village hall, farm shop, award-winning pub/restaurant, wood and reservoir. Alfriston village has a church, independent shopping including a delicatessen, a Post Office, GP surgery, restaurants, pubs and primary schooling. More extensive amenities are available in Hailsham, Polegate, Seaford, Lewes, Eastbourne and Brighton. Friston Forest and the South Downs National Park provide further walking, cycling and riding opportunities, while the south coast offers a wide range of water sports. Communications links are excellent: Berwick station (1.7 miles) offers regular direct trains to central London (London Victoria 1 hour 22 minutes), and the A27 gives access to the road and motorway network and London airports. The area offers a wide range of state primary, secondary and independent schools.



## Distances

- Selmeston 1.1 miles
- Arlington 3.5 miles
- Alfriston 4.0 miles
- Seaford 8.1 miles
- Lewes 8.2 miles
- Eastbourne 10.8 miles
- Brighton 15.7 miles
- London Gatwick Airport 33.1 miles

## Nearby Stations

- Berwick
- Polegate
- Eastbourne
- Lewes

## Key Locations

- Bluebell Railway
- Sheffield Park and Gardens
- Ashdown Forest
- Michelham Priory House & Gardens
- Lewes Castle & Museum
- Glyndebourne Opera House
- South Downs National Park
- Bateman's

## Nearby Schools

- Bede's
- Eastbourne College
- Roedean
- Annan
- Skippers Hill Manor
- Mayfield
- Lewes Old Grammar











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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8642127/LCO



## Floorplans

House internal area 3,252 sq ft (302 sq m)

Garage internal area 407 sq ft (38 sq m)

Total internal area 3,659 sq ft (340 sq m)

For identification purposes only.

## Directions

BN26 6TT

what3words: ///glimmers.skyrocket.beauty

## General

Local Authority: Wealden District Council

Services: Mains electricity and water. Oil-fired central heating. Private drainage (installed 18/06/2021)

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

Council Tax: Band G

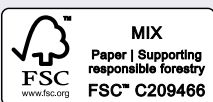
EPC Rating: F

## Lewes

201 High Street, Lewes, East Sussex, BN7 2NR

**01273 475 411**

lewes@struttandparker.com  
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited