

Lye Oak,  
Friston



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A unique and striking residence, featuring some Arts & Crafts styling, with breathtaking panoramic views across the feature gardens, to the rolling South Downs, nestled in a highly desirable Sussex village location.

Built in 1938, Lye Oak is an exceptional property featuring some striking architectural styling with contemporary flair. Occupying an elevated position, the house enjoys beautiful far-reaching views across the verdant landscape of the South Downs.

The interior has been thoughtfully updated to provide a bright and sophisticated living space, extending to almost 2,300 sq ft of internal accommodation. The heart of the home is a magnificent open-plan kitchen and dining area. This expansive space features a high-specification kitchen with sleek cabinetry, a curved central island with wooden slat detailing and premium integrated appliances. The dining area is set within a dramatic semi-circular bay, with a stone-surround feature fireplace and floor-to-ceiling glazing framing the views. Adjacent is a comfortable drawing room, finished with textured detailing and a contemporary feature fireplace. The ground floor also includes a triple-aspect sitting room/fourth bedroom, cloakroom and feature hall with staircase to the first floor.

On the first floor, the accommodation is equally impressive. The principal bedroom suite is a particular highlight, echoing the curved architecture below to maximise the outstanding rural outlook, and benefiting from extensive built-in storage and two contemporary en suites. A second well-proportioned double bedroom also enjoys its own en suite facilities, while the third bedroom is a good size, enjoying elevated views. A useful walk-in airing/storage cupboard completes the floor. There is a useful attic for storage which is accessed via a loft ladder.

The property is set within beautifully landscaped gardens that wrap around the house. A large lawn is bordered by mature shrubs and flowering beds, leading to a charming summer house, greenhouse and garden room. A series of patio areas provide ideal spots for al fresco dining and outdoor entertaining, while enjoying the surrounding scenery. A double garage and workshop features a hydraulic lift, electric car charging point and seventeen solar panels, which feed a Tesla Powerwall.

2,280 sq ft (212 sq m) | Freehold  
Stunning, far-reaching views | Sought-after location  
Mature gardens and grounds | 0.76 of an acre | Driveway and garaging

Guide price £1,400,000

## Location

East Dean is a highly desirable downland village set within the South Downs National Park, with a village pond, parish church, village hall and a popular public house, all contributing to its strong community feel. The stunning surrounding countryside provides immediate access to miles of scenic walks across the South Downs and towards the dramatic coastline at Birling Gap and Beachy Head.

The nearby coastal town of Eastbourne provides an excellent range of amenities including high street and boutique shopping, a modern shopping centre, theatres, cafés, restaurants, hotels and extensive leisure and recreational facilities. Eastbourne mainline station offers regular direct services to London Victoria and London Bridge in approximately 90 minutes, while the A27 provides convenient road access along the south coast, linking to the A23/M23 corridor, Gatwick Airport and the wider national motorway network.

The area offers a strong selection of independent schools such as Eastbourne College, St Andrew's Prep and Bede's School, as well as further options including Lewes Old Grammar School and schools in Brighton.

## General

Local Authority: Wealden District Council

Services: All mains services. Gas-fired central heating.

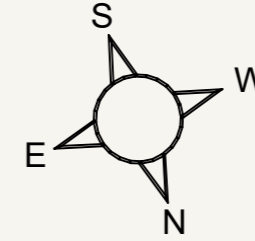
Council Tax: Band G

EPC Rating: Band C

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

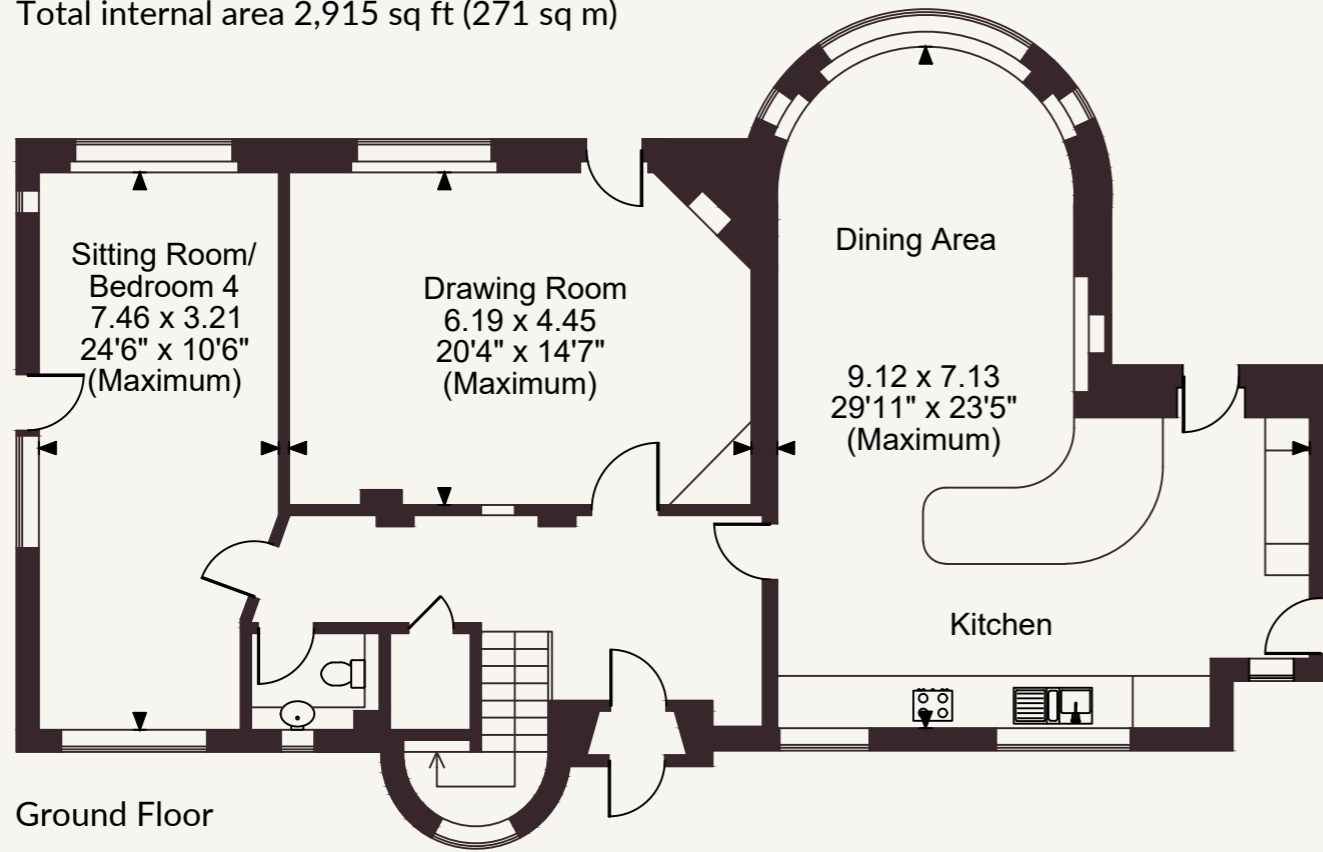


The Close, East Dean, Eastbourne, East Sussex  
 Main House internal area 2,280 sq ft (212 sq m)  
 Garage internal area 635 sq ft (59 sq m)  
 Total internal area 2,915 sq ft (271 sq m)

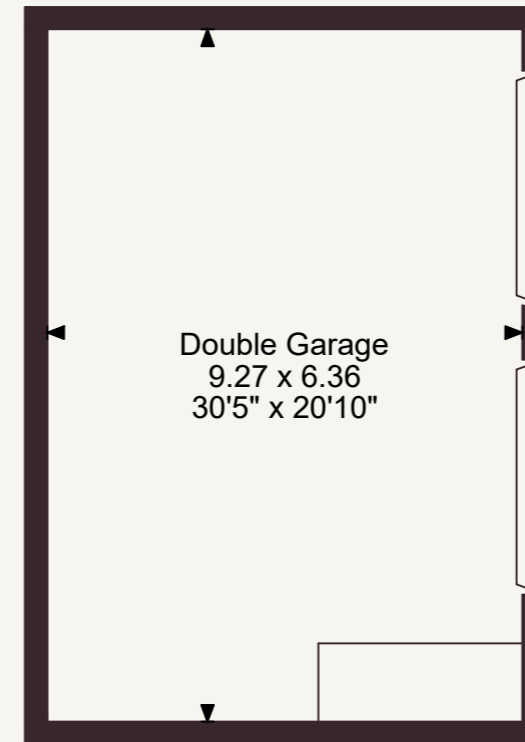
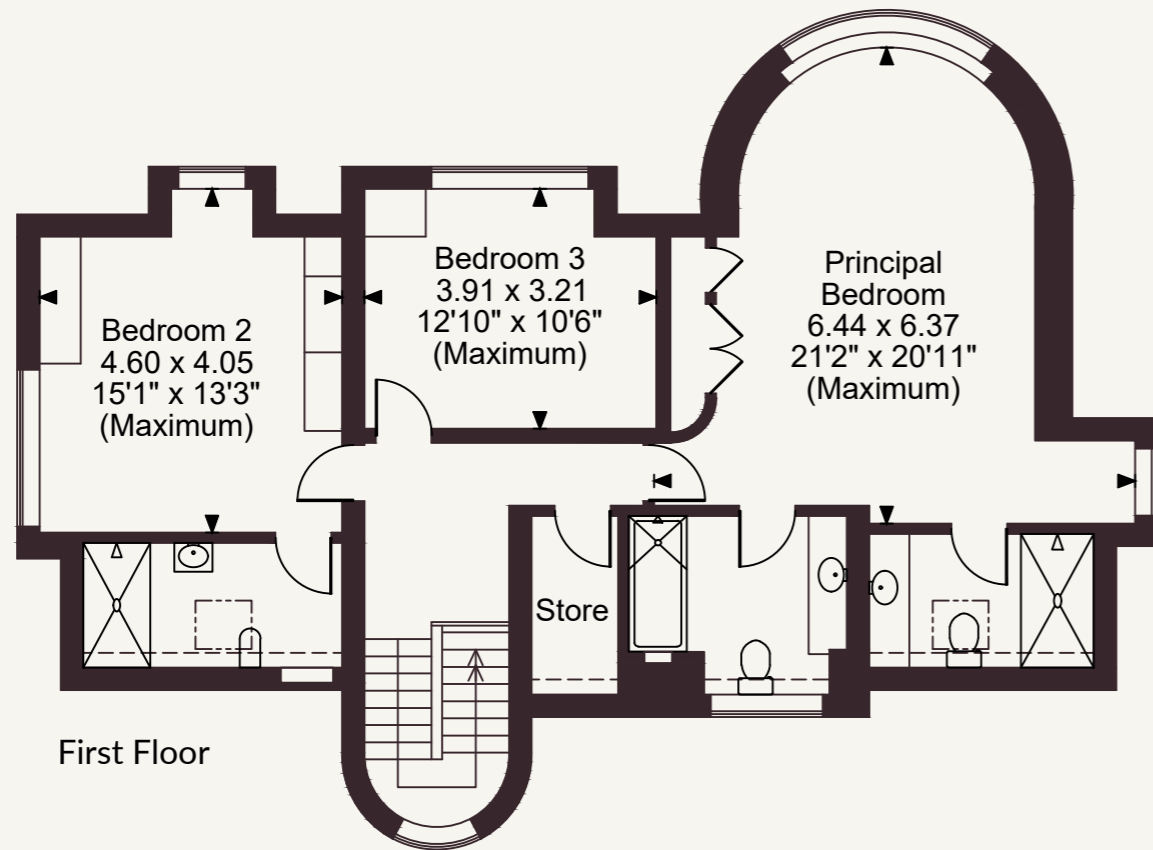


**Strutt & Parker Lewes**

201 High Street, Lewes, East Sussex BN7 2NR  
 01273 475411 | lewes@struttandparker.com



- 1. Shed - 426 x 333
- 2. Shed - 286 x 237



@struttandparker [struttandparker.com](http://struttandparker.com)

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Denotes restricted head height

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