



Chesslands

The Street, Arlington, Polegate, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A fine Grade II listed detached property located in a sought-after Downland village

A handsome four bedroom family home with garage and generous garden, sensitively combining modern amenities with period features including casement windows, exposed beams and some original fireplaces. It is located in a desirable and highly convenient East Sussex village, surrounded by the South Downs yet near to local village and town centre amenities.



5 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



**RURAL/
VILLAGE**



1,858 SQ FT



£1,000,000

The property

Chesslands is a period timber-framed red brick-faced family home offering almost 1,900 sq ft of light-filled flexible accommodation arranged over two floors, sensitively combining modern amenities with period features including casement glazing, exposed beams, a wealth of wooden flooring and original fireplaces to provide an ideal family and entertaining space. The ground floor accommodation comprises a study with a door to the front garden, a snug with painted brick walls and walk-in storage, a sitting room with feature inglenook fireplace and woodburning stove and a triple aspect dining room with large picture glazing overlooking the rear garden and a door to the terrace.

There is also a family room with feature angled front aspect glazing and an exposed brick open fireplace, a useful en suite cloakroom and a kitchen/breakfast room with a range of wall and base units, wooden worktops, a Belfast sink, modern integrated appliances and space for a table. Off the kitchen is a fitted utility room with quarry-tiled flooring, Belfast sink and doors to both front and rear aspects.

Accessible over a concealed staircase rising from the family room, the first floor provides a dual aspect double bedroom with fitted storage and another double bedroom, together with a family bathroom. A second staircase rises from the sitting room to a dressing room with fitted wardrobes which gives access to the principal bedroom, a further double bedroom which has a connecting door to bedroom 3 and a second family bathroom.



Outside

Screened by mature hedging, the property is approached through a five bar gate over a gravelled driveway providing private parking and giving access to the integral garage. The generous enclosed garden to the rear is laid mainly to lawn bordered by well-stocked flower and shrub beds and some mature trees and features numerous seating areas, a children's play area with sunken trampoline, a large paved terrace, ideal for entertaining and al fresco dining, the whole enjoying stunning views over neighbouring pastureland and the rolling South Downs countryside beyond.

Location

Located in the Cuckmere Valley at the foot of the South Downs, the small village of Arlington has a church, village hall, farm shop, award-winning pub/restaurant, Abbots Wood and Arlington 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 the market town of Hailsham and in Polegate, Seaford, Lewes, Eastbourne and Brighton town centres. 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 activities. Communications links are excellent: Berwick station (1.7 miles) offers regular direct trains to central London, while the A27 gives easy access to the national road and motorway network and to London airports.



Distances

- A27 (Eastbourne to Lewes road) 2.7 miles
- Alfriston 3.7 miles
- Hailsham 4.5 miles
- Polegate 5.5 miles
- Seaford 7.8 miles
- Lewes 9.7 miles
- Eastbourne 11.5 miles
- Brighton 17.3 miles
- London Gatwick Airport 35.2 miles
- Central London 80.1 miles
-

Nearby Stations

- Berwick (Lewes 11 minutes, London Victoria 1 hour 22 minutes)
- Polegate
-

Key Locations

- Michelham Priory House & Gardens
- Drusillas Park
- Long Man of Wilmington – Famous chalk

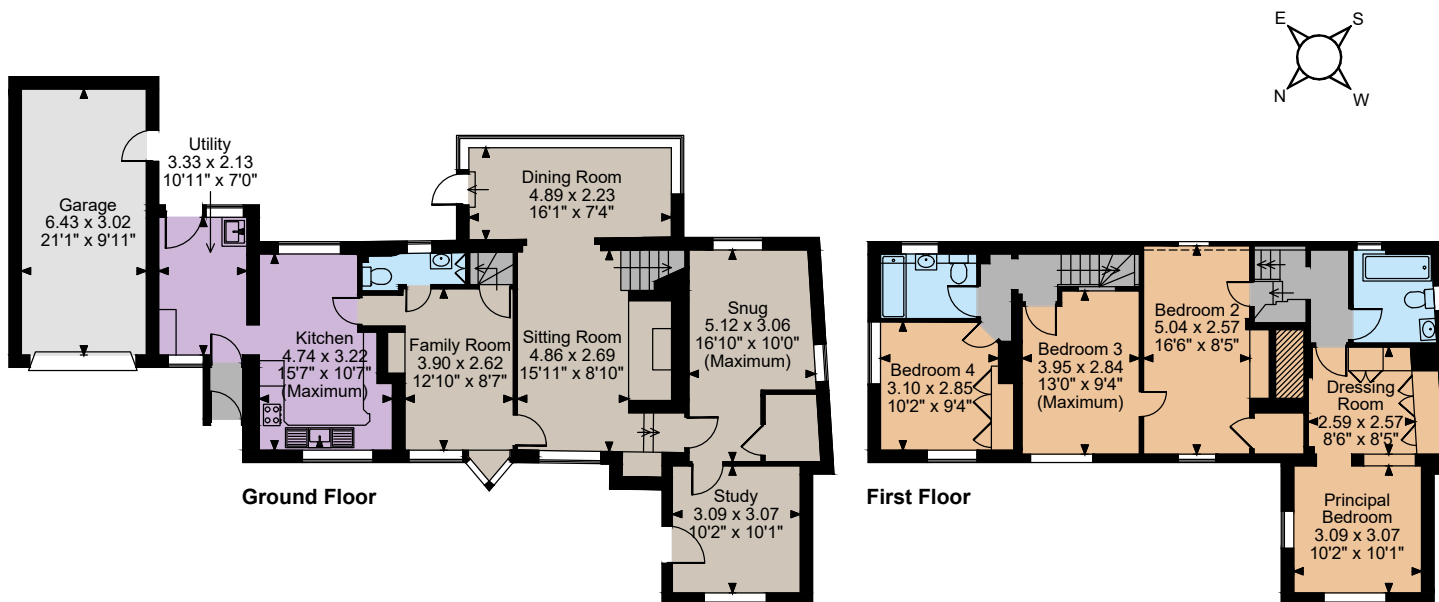
figure on the South Downs

- Alfriston Clergy House – First property acquired by the National Trust
- Seven Sisters Country Park
- Pevensey Castle
- Charleston Farmhouse – Historic home of the Bloomsbury Group
- Herstmonceux Castle and Science Centre
- Beachy Head
- Eastbourne Redoubt Fortress

Nearby Schools

- Annan
- Polegate Primary School
- The South Downs School
- Bede's Prep School
- Bede's Senior School
- St Andrew's Prep
- Eastbourne College
- St Bede's School
- Roedean School





Floorplans

Main House internal area 1,858 sq ft (173 sq m)

Garage internal area 209 sq ft (19 sq m)

Total internal area 2,067 sq ft (192 sq m)

For identification purposes only.

Directions

BN26 6RX

what3words: ///breakfast.glad.striving

General

Local Authority: Wealden District Council

Services: Mains water and electricity, Air Source Heat Pump and Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

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

01273 475 411

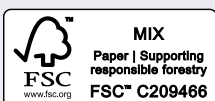
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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