



# Priory Cottage

The Street, Wilmington, East Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A detached period property with studio annexe located at the heart of a desirable East Sussex village

A handsome three bedroom family home, sensitively combining neutral décor, modern amenities and quality fixtures and fittings with period features including beamed and vaulted ceilings and some original fireplaces to create an elegant and practical living and entertaining environment.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGES/ ANNEXE**



**GARDEN**



**FREEHOLD**



**RURAL/ VILLAGE**



**1,793 SQ FT**



**GUIDE PRICE  
£1,350,000**



### The property

Believed to date from around 1850, the property is a handsome part tile-hung detached family home offering almost 1,800 sq ft of light-filled flexible accommodation arranged over two floors. Artistically designed with a luxury feel, Priory Cottage offers a refined yet functional setting for both daily living and entertaining. The living space thoughtfully blends neutral tones, contemporary conveniences, and high-quality finishes with delightful period details.

It flows from an inviting entrance hall that provides access to a well-appointed cloakroom/family shower room and comprises a large L-shaped kitchen/breakfast room with feature flagstone flooring. The kitchen by Harvey Jones is fitted with a range of bespoke wall and base units, including a large central island, complementary work surfaces and splashbacks, a Belfast sink, and modern integrated appliances. The adjoining breakfast area features a contemporary freestanding wood-burning stove, space for a sizeable

dining table, and bi-fold doors opening onto the terrace. There is a useful, neighbouring fitted utility room with a door to the rear aspect and the ground floor is completed with a beautiful dual aspect sitting room with a beamed ceiling, exposed wooden flooring and a feature fireplace with woodburning stove.

The first floor provides a stunning dual aspect principal bedroom with a vaulted ceiling, exposed wooden flooring, walk-in storage, full-height glazing incorporating French doors to a private Juliet balcony and a luxury en suite shower room. Two further front aspect double bedrooms, both with vaulted ceilings, and a family bathroom with freestanding bath and separate shower conclude the level.





## Outside

Being very private and quietly tucked away, the property is approached through a five-bar gate and a gravelled forecourt providing private parking and giving access to a detached outbuilding with double and single garages. External stairs rise to a spacious deck with a door to a vaulted annexe with wooden-floored studio sitting room and bedroom, a separate fitted kitchen and an en suite shower room, Velux glazing throughout flooding the space with natural light. The generous professionally designed and well-maintained landscaped garden is laid mainly to level lawn bordered by well-stocked flower and shrub beds with mature topiary and features terraced planting, numerous seating areas, a raised decked dining area and a spacious paved terrace accessible from the kitchen/breakfast room, ideal for entertaining and al fresco dining. The whole is screened by mature hedging and trees.

## Location

Wilmington, home to The Long Man, has an historic church, priory and pub with restaurant. Arlington has a church, local shopping, a village hall, tea garden with nursery and pub. The market town of Hailsham provides more comprehensive facilities, while the seaside town of Eastbourne offers extensive shopping, a shopping centre, hotels, cafés, restaurants, pubs, theatres, cinemas, an art gallery, marina, swimming pools, fitness centres, numerous sports clubs and a golf club. The South Downs National Park provides extensive walking and riding opportunities, while the beaches at Eastbourne and the South Coast provide a wide range of water sports. Communications links are excellent: Berwick station (2.8 miles) offers regular trains to London and the A27 gives access to the national road and motorway network and to London airports.



## Distances

- A27 (Eastbourne to Lewes road) 0.3 mile
- Arlington 3.2 miles
- Eastbourne 7.0 miles
- Lewes 10.2 miles
- Brighton 17.7 miles
- Royal Tunbridge Wells 26.8 miles
- London Gatwick Airport 36.0 miles
- Central London 66.6 miles

## Nearby Stations

- Berwick
- Polegate (1hr 26mins to London Victoria)
- Lewes (1hr 13mins to London Victoria)

## Key Locations

- Long Man of Wilmington
- South Downs National Park
- Seven Sisters Country Park

- Drusillas Park
- Beachy Head
- Cuckmere Haven
- Glyndebourne
- Eastbourne Redoubt Fortress & Museum
- Pevensey Castle
- Herstmonceux Castle & Gardens
- Lewes Castle
- Charleston Farmhouse

## Nearby Schools

- Bede's
- Eastbourne College
- St. Andrew's Prep





## Floorplans

Main House internal area 1,582 sq ft (147 sq m)

Garages internal area 482 sq ft (45 sq m)

Annexe internal area 211 sq ft (20 sq m)

Decking external area 144 sq ft (13 sq m)

Total internal area 2,275 sq ft (211 sq m)

For identification purposes only.

## Directions

BN26 5SL

what3words: ///young.flips.atomic

## General

Local Authority: Wealden District Council

Services: Mains electricity and water. Calor gas-fired central heating. Mains drainage.

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

Council Tax: Band G

EPC Rating: F

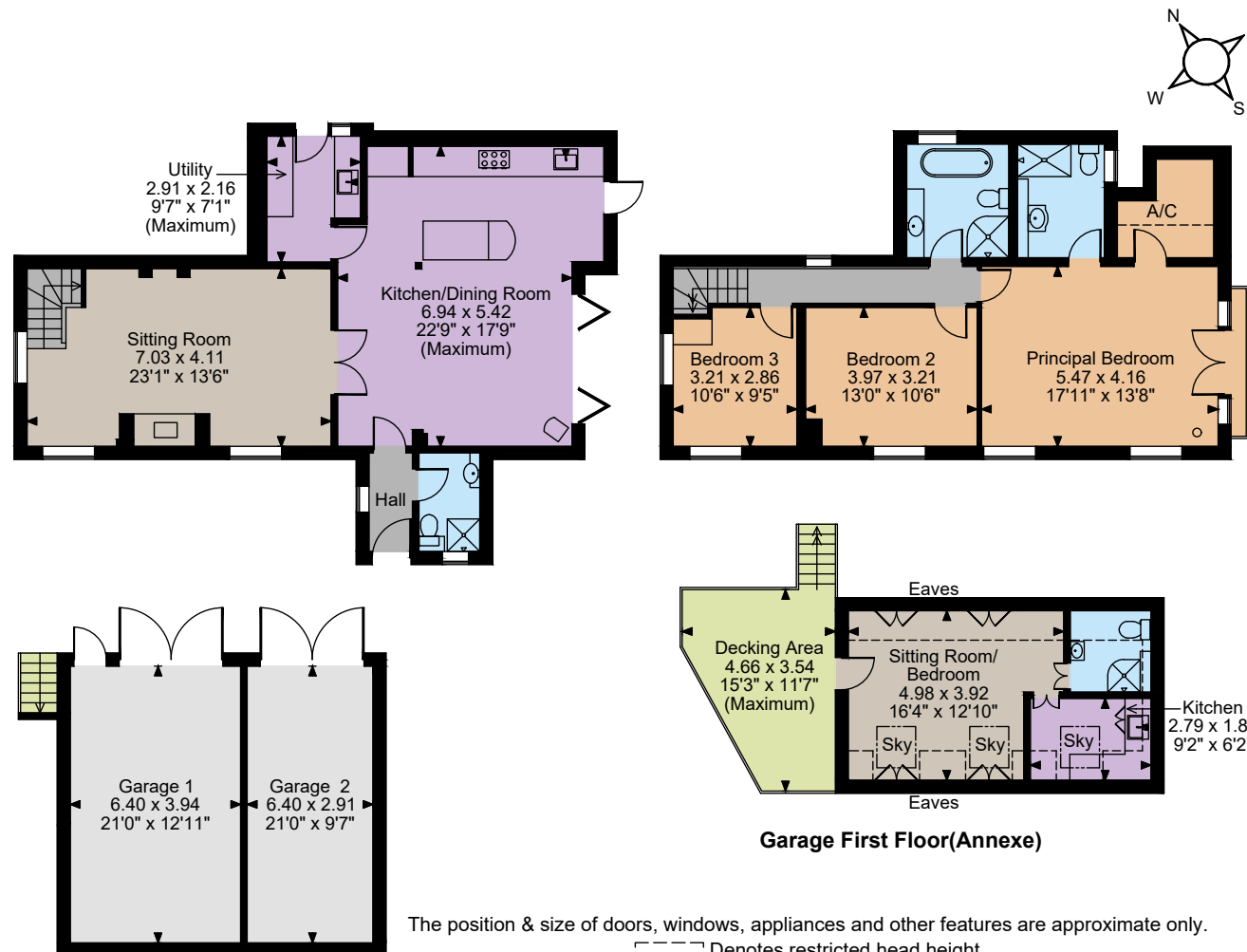
## Lewes

201 High Street, BN7 2NR

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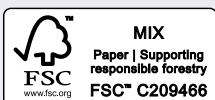


The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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