



BERWICK, EAST SUSSEX

JACKSON-STOPS 

BEACON VIEW
STATION ROAD
BERWICK
EAST SUSSEX
BN26 6ST

TOTAL GROSS AREA 3914 SQ F / 363.6 SQ M

AN ELEGANT, 19TH CENTURY FAMILY HOME,
WITH FABULOUS VIEWS, SITUATED IN A RURAL,
YET HIGHLY CONVENIENT LOCATION WITHIN
WALKING DISTANCE OF BEWICK STATION.



DISTANCES

0.4 MILE WALK TO BERWICK
STATION FOR TRAINS TO LEWES,
BRIGHTON, GATWICK AND
LONDON
ALFRISTON 2 MILES
LEWES 8 MILES
EASTBOURNE 9 MILES
BRIGHTON 15 MILES

KEY FEATURES

- A large and beautifully presented, detached family home
- Formal drawing room and reception hall
- Lovely kitchen / breakfast room with a four oven AGA
- Stunning, formal dining room, family room and study
- Four bedrooms, including a principal suite and a family bathroom
- Glorious gardens and grounds, with panoramic views across the countryside
- Cycle and walking path giving access to the South Downs National Park
- Barn/Studio plus garage and summer house.

PROPERTY INFORMATION

- Services: Mains water and electricity, oil fired central heating and private drainage
- Council Tax Band G
- EPC Rating F
- Tenure: Freehold
- Viewing: Only by appointment with Jackson-Stops, Lindfield on 01444 484400.



DESCRIPTION

Beacon View is a beautiful country house, surrounded on three sides by fields. The property lies within its lovely circa 0.8 of an acre plot and enjoys glorious views across the surrounding countryside taking in Firlie Beacon, the South Downs and beyond.

The property has some lovely architectural features, synonymous with the Victorian era including high ceilings, large windows, generous room proportions, ornate ceiling roses and plasterwork and, high skirting boards.

The property is entered through a covered porch into a generous reception hall with feature French solid fuel burner and the staircase which leads to the first floor. To one side of the hall is a beautiful formal drawing room, with feature marble and cast-iron fireplace and large picture windows providing views across the landscape. There is a lovely family room and a formal dining room, both with feature fireplaces and wood burners.

The large, double-aspect kitchen / breakfast room features a 4 oven oil fired AGA, fitted cupboards and space for a large country kitchen table. Leading off the kitchen is a utility room with a door providing access to the garden and a study and cloakroom complete the ground floor accommodation.

Attached to the eastern side of the house is a barn / studio and attached garage, which could be adapted for additional ancillary accommodation, subject to the necessary planning consents.

Leading up the elegant staircase to the first floor landing are three bedrooms. The principal bedroom suite includes a luxuriously appointed ensuite bathroom and large floor to ceiling fitted wardrobes. There are two additional double bedrooms, a well-appointed family bathroom and a separate cloakroom. On the second floor is a large fourth bedroom with ample eaves storage.

OUTSIDE

A major feature of Beacon View is not only the spectacular countryside views but the beautiful gardens and grounds of circa 0.8 of an acre. The gardens have many mature specimen trees and herbaceous borders, terraces for entertaining, a pond and ample off-street parking for several vehicles. The views across the surrounding countryside are magical and provide an ideal setting for this lovely country house.

A feature of the property is the detached summer house, sitting on a high point of the garden, which offers views and has internet and electricity, perfect for working from home or relaxing.





LOCATION

Beacon View whilst lying in a scenic, rural position, with far-reaching views, lies directly opposite a walking and cycling path which leads to Berwick station to the north, which is just 0.4 miles away and to the South Downs and Lewes in the opposite direction. Berwick station provides rail links to Lewes, Eastbourne, Brighton, Gatwick Airport and London Terminals.

The celebrated church of Berwick with its famous Bloomsbury paintings is nearby. Two excellent award-winning country pubs and post office are also an easy walk from the house.

The historic town of Lewes is about 8 miles away and provides an extensive range of restaurants, shops and recreational facilities together with popular primary and secondary schools.

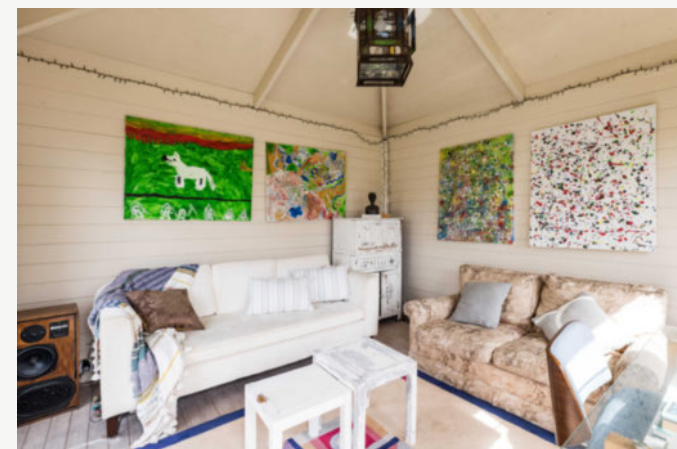
There is an excellent selection of preparatory and public schools, including Bedes, Eastbourne College, Brighton College, Roedean and Lewes Old Grammar School. There are also 21 state schools with Ofsted Good or better within a 10 mile radius of the house.

There are numerous golf courses in the area including Piltdown, Royal Ashdown and the East Sussex National.

The surrounding countryside provides delightful scenic walks on the South Downs Way and numerous bridle paths.

LOCAL AUTHORITY

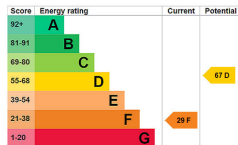
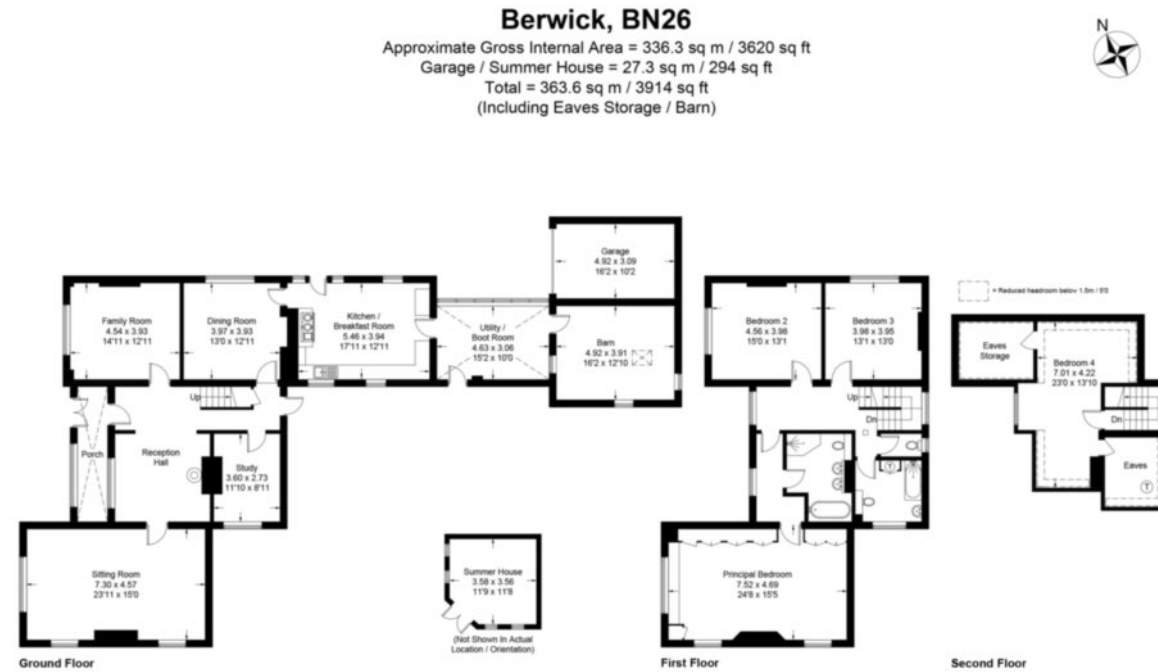
Wealden District Council





PROPERTY INFORMATION:

Viewing: Only by appointment with Jackson-Stops. If there is any point which is of particular importance to you, we invite you to discuss this with us before you travel to view the property.



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.