



SUNDAWN MILTON STREET, POLEGATE, EAST SUSSEX, BN26 5RP

£1,250,000

Set on the outskirts of Alfriston, Sundawn is a charming four bedroom detached family home with three reception rooms sitting on a substantial plot, measuring in the region of an acre (TBV).

Understood to date from the 1900s with later additions, this impressive residence stands today as a stylish and contemporary home and offers ample space for modern styles of living.

Situated at the foot of the South Downs with direct access to some of the regions finest walks across the Downland, Cuckmere River & Valley. The sought after, picturesque village of Alfriston is about 1.5 miles distant offering a range of local shops & amenities. Mainline rail services are available from Berwick Station (approx. 2.5 miles away) & from Lewes (about 10 miles).

Sundawn revels in its surroundings, beautifully embracing the semi-rural location. To the front of the house, there is off road parking for multiple vehicles via brick-paved driveway, a detached double garage with a studio directly above and a wraparound style garden which joins to the rear of the property. Stunning views of the South Downs and The Long Man of Wilmington, can be enjoyed from the bottom of the rear garden and the first floor accommodation.

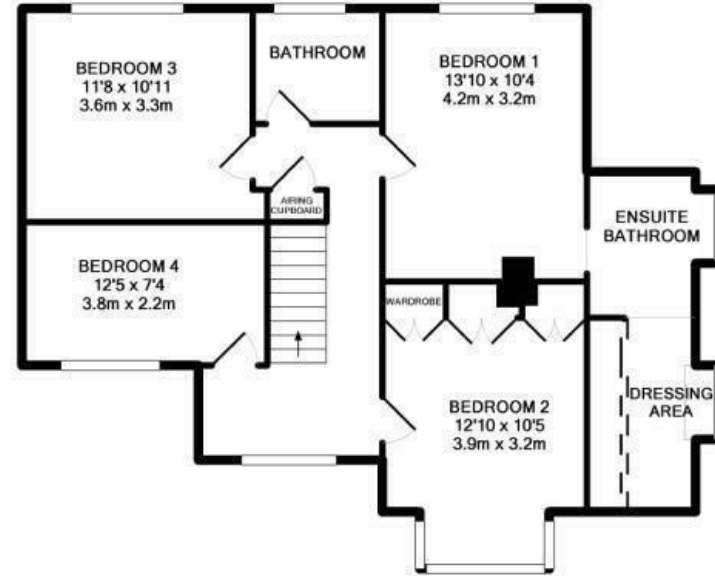
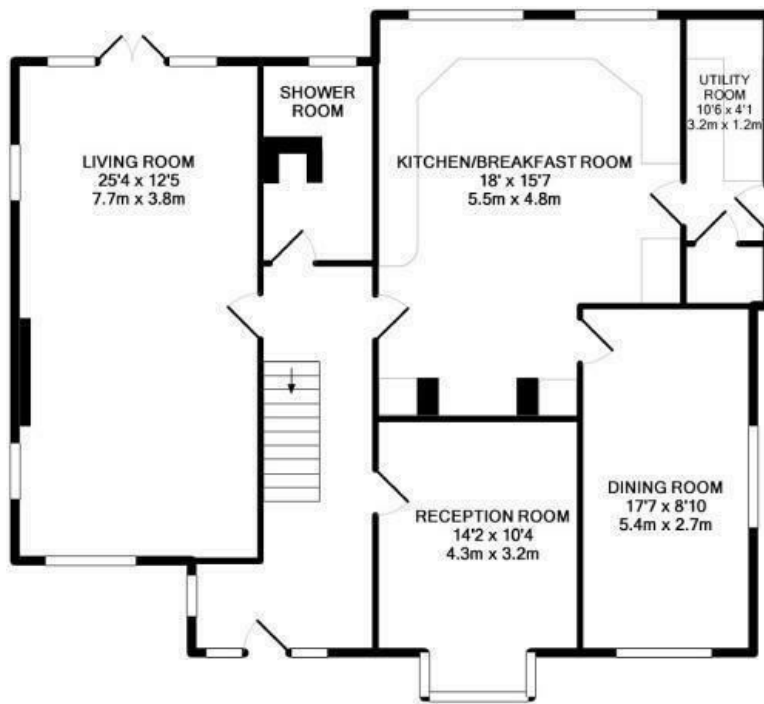
Internally, the house is beautifully presented and on the ground floor comprises 25' triple aspect living room, recently modernised kitchen/breakfast room with a partially vaulted ceiling, separate utility room, dual aspect dining room, downstairs shower room, and study. On the first floor, there are four double bedrooms with the second bedroom having built-in wardrobes and the main bedroom benefiting from having an en-suite bathroom and dressing area and there is also the family bathroom.

An internal inspection is advised to truly appreciate the level of accommodation paired with the gardens surrounding Sundawn.

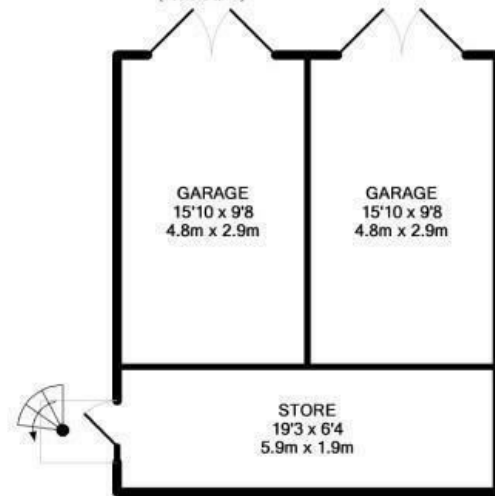
Please note: Underpinning works have been carried out to the property under the supervision of a structural engineer. Reports are available upon request.

- CHARMING CHARACTER HOUSE
- FOUR DOUBLE BEDROOMS, WITH THE MAIN BEDROOM HAVING AN EN-SUITE BATHROOM AND DRESSING ROOM
- SITUATED ON AN ACRE PLOT (TBV)
- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM
- TRIPLE ASPECT LIVING ROOM
- DOWNSTAIRS SHOWER ROOM
- VIEWS OF THE SOUTH DOWNS
- DETACHED DOUBLE GARAGE WITH STUDIO ABOVE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES



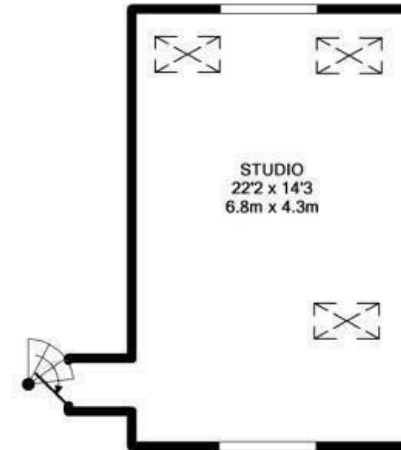


GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1136 SQ.FT.  
 (105.5 SQ.M.)



OUTBUILDING  
 APPROX. FLOOR  
 AREA 440 SQ.FT.  
 (40.9 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 759 SQ.FT.  
 (70.5 SQ.M.)



OUTBUILDING 1ST FLOOR  
 APPROX. FLOOR  
 AREA 324 SQ.FT.  
 (30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2659 SQ.FT. (247.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## COUNCIL TAX BAND

Local Authority: Wealden district council

Council Tax Band: G

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: E



## DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004