



4 PENTLANDS, JEVINGTON, BN26 5QN

£675,000



Situated within the cosy rural village of Jevington, on the fringes of Friston Forest this rarely available semi detached flint fronted cottage backs onto miles of countryside and the South Downs National Park.

The property has been subject to much improvement over recent years. Accommodation comprises: sitting room, fitted kitchen/breakfast room and bathroom/shower room. There is also an attractive oak framed rear dining room with views over an expansive rear garden and countryside beyond. The first floor has three good size bedrooms.

Pentlands, is also located on the fringes of Friston Forest with direct access onto the South Downs Way. Mainline railway services operate from Polegate and Eastbourne with routes to London Victoria, London Bridge and Gatwick Airport. The town of Eastbourne is approximately 6 mile distant and offers a range of shopping facilities. Newhaven Harbour with cross channel ferry services to Dieppe is situated within 7 miles distance.

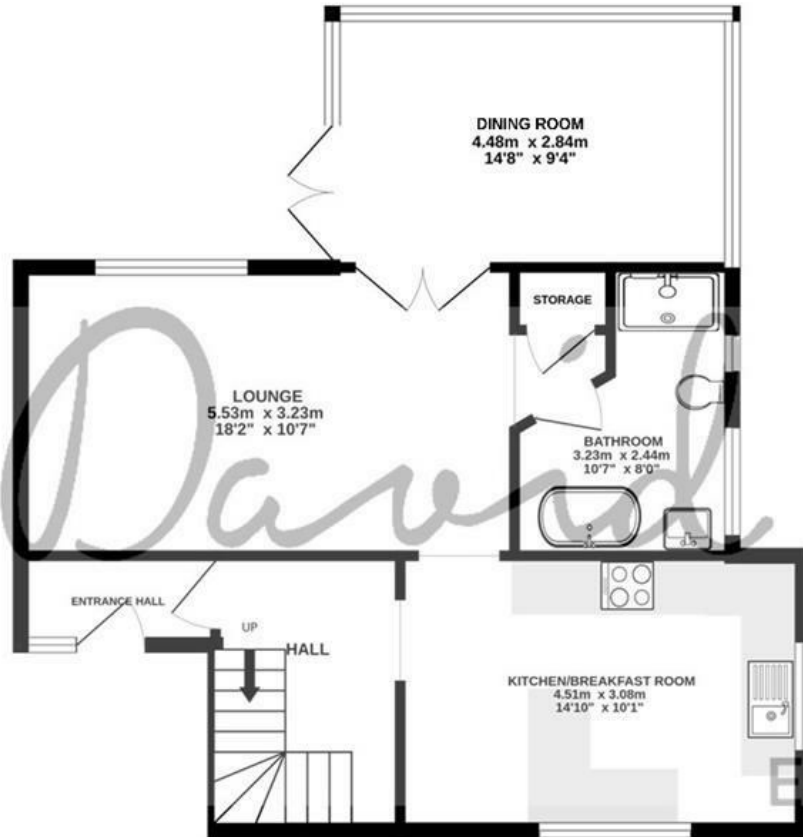
There are expansive front, side and rear gardens, with established hedge borders and mature shrubs and bushes. The property also has the added benefit of parking facility for vehicles beyond the rear boundary via a shared drive.

Internal inspection advised.

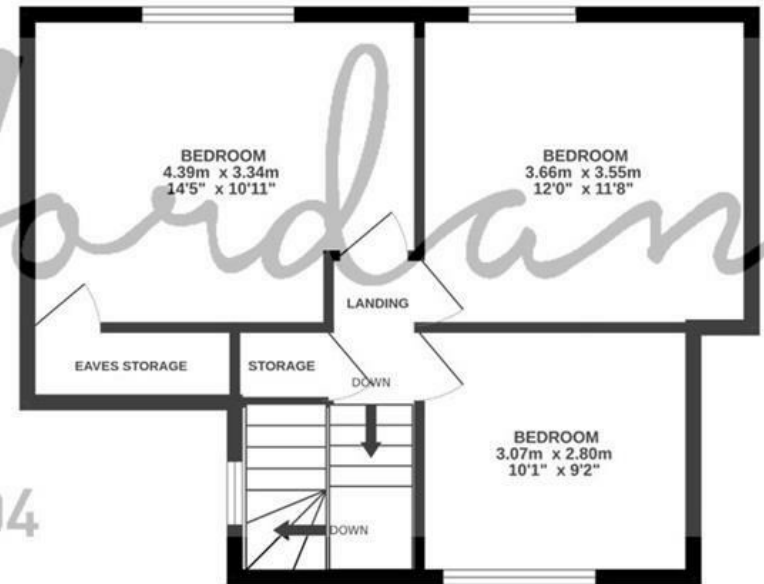
- SEMI DETACHED COTTAGE
- FLINT FRONTED ELEVATIONS
- THREE BEDROOMS
- SITUATED ADJACENT TO FRISTON FOREST
- VIEWS OVER MILES OF COUNTRYSIDE
- FITTED KITCHEN/BREAKFAST ROOM
- BATHROOM WITH SHOWER FACILITY
- OAK FRAMED DINING ROOM
- EXPANSIVE FRONT SIDE AND REAR GARDENS
- PARKING TO THE REAR OF THE PROPERTY



GROUND FLOOR  
60.9 sq.m. (656 sq.ft.) approx.



1ST FLOOR  
44.8 sq.m. (482 sq.ft.) approx.



4 PENTLANDS JEVINGTON POLEGATE

TOTAL FLOOR AREA : 105.7 sq.m. (1138 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Council Tax Band: E

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



## 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