



WATLAND FURLONG THE STREET, BISHOPSTONE VILLAGE, BN25 2UQ

£1,000,000

Nestled among open fields and situated between the charming village of Bishopstone and the peaceful hamlet of Norton, Watland Furlong offers a wonderful opportunity to embrace country living, just one and a quarter miles from Bishopstone railway station and one and a half miles from the esplanade and Newhaven & Seaford Sailing Club.

This delightful home, designed by Walter H Godfrey and built in 1936, offers a welcoming kitchen, a bright dual-aspect sitting room, a light-filled triple-aspect dining room, and a cloakroom on the ground floor. Upstairs, you will find three spacious double bedrooms, all enjoying far-reaching views of the surrounding landscape. The attic provides additional space with fitted wardrobes, eaves storage, and a double-glazed window framing views across the fields towards the historic St Andrew's Church.

Outside, the property is surrounded by generous grounds, with a detached double garage and ample off-road parking for several vehicles.

Viewings are strongly recommended to appreciate the charm, setting and potential that Watland Furlong has to offer.

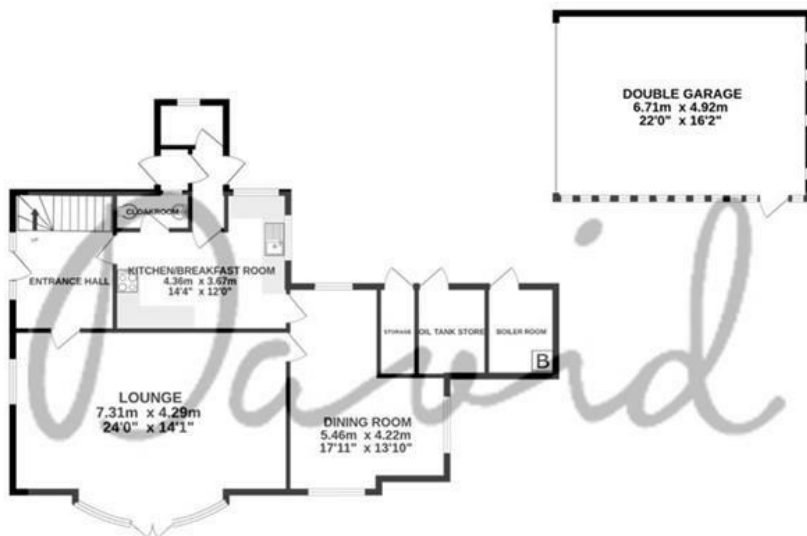
- THREE BEDROOM DETACHED HOUSE
- LOCATED BETWEEN BISHOPSTONE VILLAGE AND NORTON, SURROUNDED BY FIELDS
- THE GROUNDS EXTEND TO APPROXIMATELY 0.64 OF AN ACRE
- SECLUDED AND QUIET LOCATION
- DETACHED DOUBLE GARAGE AND EXTENSIVE SPACE FOR OFF ROAD PARKING
- OIL FIRED CENTRAL HEATING AND MAJORITY DOUBLE GLAZED
- SITTING ROOM, DINING ROOM AND KITCHEN
- BATHROOM, SEPARATE WC AND CLOAKROOM
- ATTIC ROOM WITH DOUBLE GLAZED WINDOW AND FAR REACHING VIEWS
- LOCATED WITHIN THE SOUTH DOWNS NATIONAL PARK AND CONSERVATION AREA







GROUND FLOOR
127.5 sq.m. (1373 sq.ft.) approx.



1ST FLOOR
72.9 sq.m. (784 sq.ft.) approx.



2ND FLOOR
21.9 sq.m. (235 sq.ft.) approx.



WATLAND FURLONG THE STREET BISHOPSTONE SEAFORD

TOTAL FLOOR AREA: 222.3 sq.m. (2392 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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Ground floor

ENTRANCE HALL

Windows and door to front. Stairs to first floor and under stairs store cupboard. Arched door to: SITTING ROOM

Double glazed window to front and bay window to side with far reaching views to St Andrew's Church. Two radiators. Door to:

TRIPLE ASPECT DINING ROOM

Double glazed windows to both sides and rear overlooking the garden. Radiator. Door to: KITCHEN

Fitted with wall and base units. Work surface with inset one and a half bowl sink and drainer. Electric hob and electric oven below. Tiled splash back.

CLOAKROOM

Close coupled WC, wall mounted wash basin and part tiled walls. Single glazed window.

REAR LOBBY

Double glazed door to rear and tiled floor. Door to space currently housing the washing machine and single glazed door to front. Walk in larder cupboard with space for dryer.

First floor

LANDING

Double glazed window with far reaching views over fields. Open tread loft stairs. Linen cupboard.

BEDROOM ONE

Double glazed bay window to front and side with far reaching views over fields to Bishopstone Village. Wall mounted sink. Built in storage cupboard. Radiator.

BEDROOM TWO

Double glazed window to side. Radiator. Built in wardrobe.

BEDROOM THREE

Double glazed window to front. Radiator. Built in wardrobe.

BATHROOM

Coloured suite with bath and shower above. Pedestal wash basin. Double glazed window. Part tiled walls.

CLOAKROOM

Close coupled WC. Double glazed window.

Attic

Currently arranged as an office with double glazed window to side with far reaching views over fields to Bishopstone Village. Built in wardrobes and access to eaves storage.

Outside

SIDE AND REAR GARDEN

Mainly laid to lawn with mature tree and shrub planting. Sectioned into private spaces with walled garden to the front, paved patio and hedged area to the side. Space for vegetable gardens and far reaching views to fields.

EXTERIOR STORES

Three exterior stores housing Worcester-Bosch oil fired boiler and oil tank.

DETACHED DOUBLE GARAGE

Accessed via up and over door (currently not working) and personal door to side.

FRONT GARDEN

Part laid to lawn with tree and shrub planting. Off road parking for several vehicles.

This property is currently unregistered. This means that the ownership details are not recorded with the Land Registry.

Disclaimer

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.



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F



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