



hamlyn
smith.

London Road, Pyecombe, BN45 7ED

Guide price
£1,000,000 - £1,250,000

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 6 Bedrooms

 2 Receptions

 4 Bathrooms

Welcome to Frithmans, a stunning and meticulously designed 6-bedroom home located in the heart of Pyecombe, within the picturesque South Downs National Park. This exceptional property boasts a blend of contemporary living and eco-friendly features, ensuring comfort and sustainability for its residents.

- Substantial detached family home
- Set within the South Downs National Park
- Six bedrooms and four bathrooms
- Outdoor kitchen
- Air sourced heat pump
- Built in 2014





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📍 50 Goldstone Villas, Hove, BN3 3RS

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Interior:
Bedrooms & Bathrooms: This spacious home includes 6 well-appointed bedrooms, 2 family bathrooms, 2 luxurious en-suites, and a convenient downstairs WC. All bathrooms are equipped with Duravit suites, featuring raised WCs with concealed cisterns for a sleek, modern look.
Heating & Energy: Experience ultimate comfort with the state-of-the-art Air Sourced Heat Pump System (ASHP) and underfloor heating integrated into the screed. Low-temperature radiators (50 degrees instead of 70) on the top two floors enhance energy efficiency.
Living Spaces: Cozy up by the Chesney Beaumont 4.4kW wood burner in the inviting living room, providing a perfect blend of warmth and ambiance.
Eco-Friendly: The property is entirely electric, eliminating the need for gas or oil, contributing to a greener lifestyle.

Exterior:
Garden & Outdoor Spaces: The beautifully landscaped garden, completed in 2022, offers an oasis of tranquility. Enjoy outdoor dining and entertainment in the fully equipped kitchen area with concrete tops and power, 3 large patio areas, and 2 pergola entertainment spaces.
Greenhouse & Allotment: Green thumbs will appreciate the elite greenhouse and raised allotment area, perfect for growing your own produce.
Summer House: A charming summer house with power and lighting provides an ideal retreat or hobby space.

Utilities & Additional Features:
Garage & Workshop: The electric garage, lined with OSB and featuring panelled storage in the eaves, includes a water-protected workshop with power and plumbing, currently used as a professional dog grooming salon.
Connectivity: Stay connected with high-speed fibre-to-house broadband, currently offering 500mb speeds.
Sewage & Water Management: The property benefits from a modern sewage treatment plant with a new soak-away system and a rainwater harvesting unit.
Warranty: Peace of mind is guaranteed with an LABC Warranty valid until 01/09/25.

Location
 Situated within the South Downs National Park, this home offers direct access to stunning walks to Devil's Dyke and Walstonbury Hill. Local amenities include a charming farm café and shop, a seasonal café nestled in Saddlecumbe Farm, and the popular local pub, The Plough, renowned for its epic pizzas. For emergency supplies, an M&S BP is conveniently located nearby.

Commuters will appreciate the direct access to the A23 and the proximity to Hassocks, just 8 minutes away, offering regular direct train services to Brighton (10 minutes) and London (55 minutes to Victoria, London Bridge, or King's Cross).

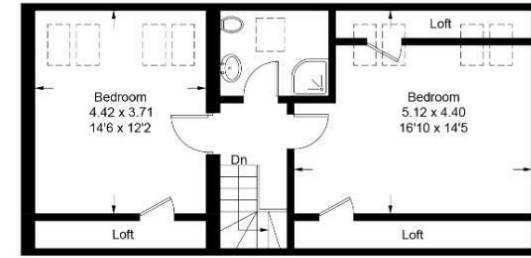
Experience the perfect blend of luxurious living and natural beauty at 3 Frithmans. This exceptional property is a rare find in a highly sought-after location. Don't miss the opportunity to make it your dream home.

3 Frithmans

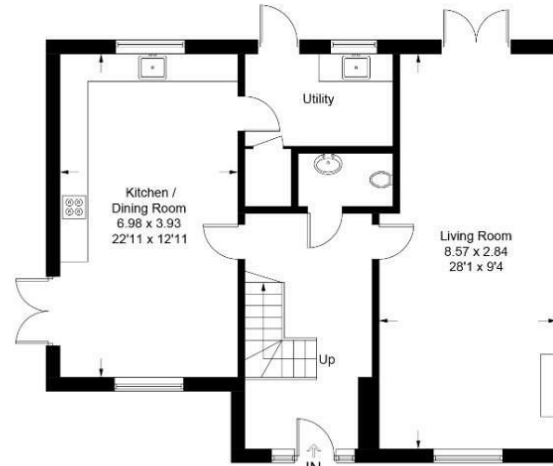
Approximate Gross Internal Area = 220.7 sq m / 2376 sq ft

Outbuilding / Garage = 29.4 sq m / 316 sq ft

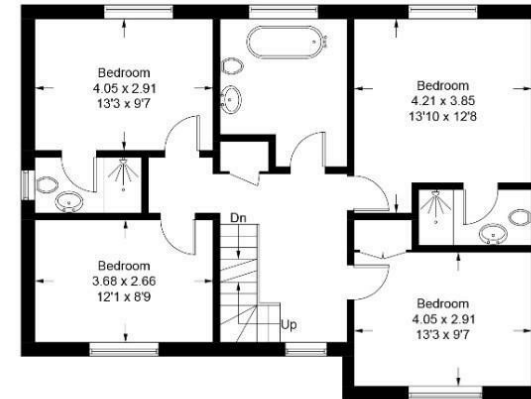
Total = 250.1 sq m / 2692 sq ft



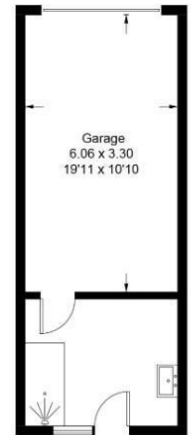
Second Floor



Ground Floor



First Floor



Outbuilding / Garage
(Not Shown in Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1100379)

