



OAKFIELD



Lewes Road, Selmeston, Polegate

Asking Price £450,000





## Lewes Road, Selmeston, Polegate

Steeped in history and brimming with character, The Old Forge is a beautifully presented three-bedroom Grade II period home set in the heart of the picturesque village of Selmeston.

Originally having served as the village forge from the 17th century onwards, this unique property has been lovingly maintained and offers an abundance of charm and space, both inside and out.

On the ground floor, the home features two reception rooms, ideal for both relaxed family living and entertaining, along with a delightful kitchen nestled beneath a characterful catslide roof, adding a warm and rustic aesthetic.

Upstairs, there are three well-proportioned bedrooms, each with its own charm and views over the garden or surrounding countryside.

Outside, the property boasts a generous 150ft rear garden, lovingly tended and perfect for outdoor dining, gardening, or simply enjoying the peace and quiet of the village. To the front you have a driveway, detached timer pitched roof garage, ideal for storage or conversion and off road parking.

Selmeston is a sought-after village nestled between Lewes and Eastbourne, offering a blend of tranquil countryside living with excellent access to nearby amenities. The charming Selmeston Tearooms and Village Hall are within walking distance, while more comprehensive services can be found in Alfriston, Lewes (approx. 10 mins by car), Polegate (approx. 10 mins), and Eastbourne (approx. 20 mins). The vibrant city of Brighton is just 30 minutes away, and Gatwick Airport can be reached in around 45 minutes, making this a well-connected yet peaceful location.

Commuters benefit from excellent road links via the A27, along with nearby rail services from Lewes to London & Brighton.







### Dining Room

15'2 x 13'2 (4.62m x 4.01m)

### Kitchen

9'8 x 5'11 (2.95m x 1.80m)

### Sitting Room

19'11 x 10'6 (6.07m x 3.20m)

### Study

12'2 x 9'10 (3.71m x 3.00m)



### Utility Room

17'6 x 13'1 (5.33m x 3.99m)

### Bedroom

11'3 x 8'8 (3.43m x 2.64m)

### Bedroom

11'2 x 10'10 (3.40m x 3.30m)

### Bedroom

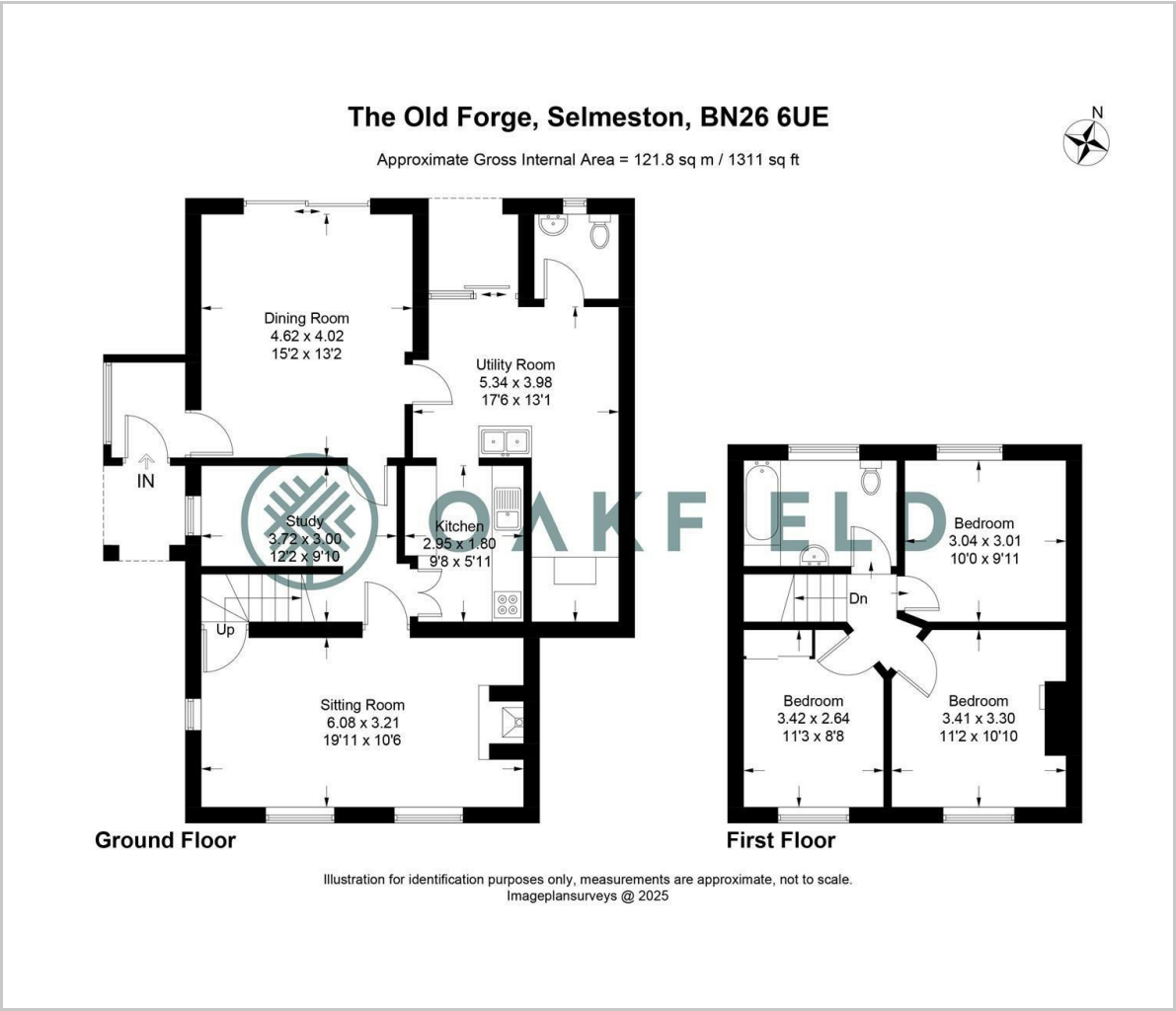
10'0 x 9'11 (3.05m x 3.02m)

**Council Tax Band - D £2,608 per annum**

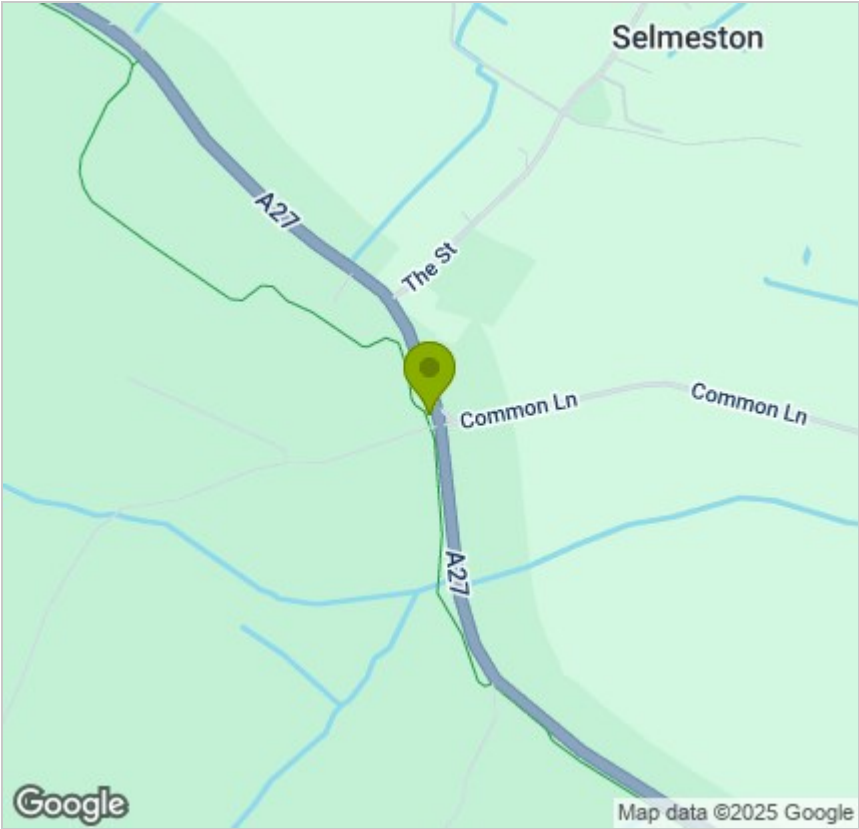




Floor Plan



Area Map



Energy Efficiency Graph

Viewing

Please contact us on 01273 474101  
if you wish to arrange a viewing appointment for this property or require further information.

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