



£475,000 guide price

14 Downsway, Station Road, Berwick, East Sussex, BN26 6TD

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## Overview...

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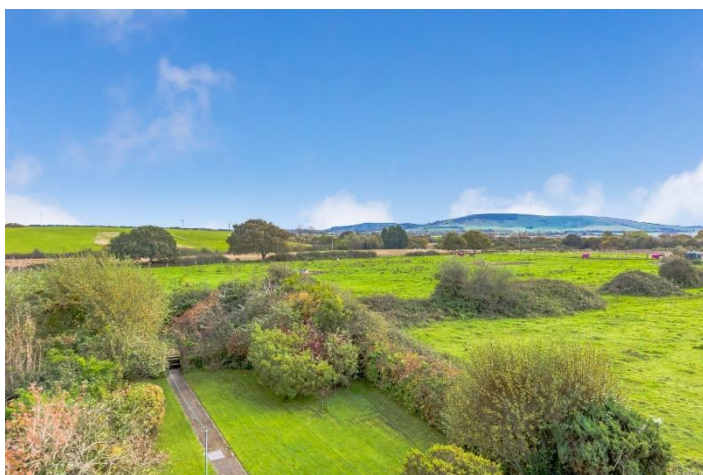
A great example of an extended semi-detached home in the popular village of Berwick. Set well back from the road the property boasts an extensive rear garden and benefits from far reaching views across paddocks and onto the South Downs.

Inside the 1,296 sq ft property would now benefit from some updating and whilst already extended, subject to the necessary permissions and consents, we do feel the property could be extended further.

Presently the accommodation comprises of a Sitting Room with ornate fireplace, a Kitchen Dining Room which is semi-open plan to a Family Room with views onto the garden and a further Utility Room and Ground Floor Cloakroom. Upstairs to the first floor are 2 Double Bedrooms and a generously sized Family Bathroom. To the top floor is a decorated Loft Room with far reaching views.

Outside the rear garden is extensive, relatively level and feels particularly private. There is a long driveway to the front providing ample off street parking leading to a Double Garage.

VIEWING RECOMMENDED



# The property...

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## ACCOMMODATION

**Entrance Hall-** Stairs with painted handrail and balustrade to first floor. Painted panelled doors to principal rooms. Fitted cupboard and small understairs cupboard.

**Sitting Room-** Featuring a bay window to the front with views over the extensive front garden. Picture rail and decorative ornate fireplace with cast iron mantel and surround. The sitting room offers a more snug like reception to accompany the semi open plan Kitchen Dining Family Room.

**Kitchen/Dining Room-** Fitted kitchen in an oak wood style with space for appliances and space for range oven. Recessed spotlights and window to the side. The generously sized kitchen dining room is semi-open plan to the Family Room with a large opening and a step diving the two spaces. A painted panelled door also opens to the Utility Room.

**Family Room-** Measuring a generous 12'6 x 11'9 this comfortable reception space enjoys far reaching views over the garden through large patio doors. Picture rail. TV and satellite points.

**Utility Room-** Providing a very useful addition to the kitchen with full size sink, and doubles up as a boot room with quarry tiled floor. The dual aspect room enjoys views over the garden and a door provides access to the outside. Door to Cloakroom.

**Ground Floor Cloakroom-** Wc and window to the rear.

**First floor Landing-** Painted handrail and balustrade over stairs with stairs continuing to second floor. Painted panelled doors to principal rooms. Window to the front.

**Bathroom-** A generously sized bathroom with white suite comprising of a wc, wash hand basin and bath with power shower over. Tiled surrounds and window to the rear.





## *Property and Outside...*

**Bedroom 1-** A generously sized double bedroom with window with elevated views over the front garden and village beyond. Picture rail. Fitted wardobes.

**Bedroom 2-** A comfortable double bedroom with elevated views over the rear garden and paddocks and South Downs beyond. Picture rail.

### **Second Floor Landing - Door to;**

**Loft Room** - A generously sized, decorated room with roof window to the rear providing elevated views over the garden, paddocks and South Downs beyond.

**Garage** - A detached Garage measuring a generous 17'6 x 16'2. Windows to the rear and door to side.

**Rear Garden-** A extensive rear garden which is mostly laid to lawn with mature and established plants and shrubs. There is a paved terrace with small pond adjacent to the Family Room which feels particularly private and potentially provides a great space for alfresco entertaining and dining. The garden is surprisingly level and offers genuine potential to develop outbuildings if desired. There are also areas for a kitchen garden and vegetable patch.





## Location...

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The property is well located within the village being set back from the road with a long drive and front garden.

Nearby, there are many scenic walks including the popular walk around the Arlington Reservoir and into the neighbouring villages of Arlington, Selmeston and Upper Dicker.

Berwick offers a mainline railway station with direct services to Brighton, Eastbourne, Lewes and London.

The village boasts a Post Office, a Service Station and two popular Public Houses which offer dining. There are some excellent cycle routes along designated cycle paths and scenic walks along the South Downs and across the local countryside. Primary schools are available at nearly Alfriston and Upper Dicker with buses providing transport for education.

Upper Dicker is an active village boasting a popular Village Pub offering dining services, a village store and café, primary school, Bedes School and historical Michelham Priory.

Historical Lewes, the pretty village of Alfriston and the seaside town of Eastbourne are all within easy driving distance of the property. Nearby Hailsham provides excellent supermarket facilities.

Agents Note – The paddocks to the side of the property and to a lesser extent to the rear in the distance, have previously had planning permission granted to residential re-development. However, it does not appear any permissions are currently in place.

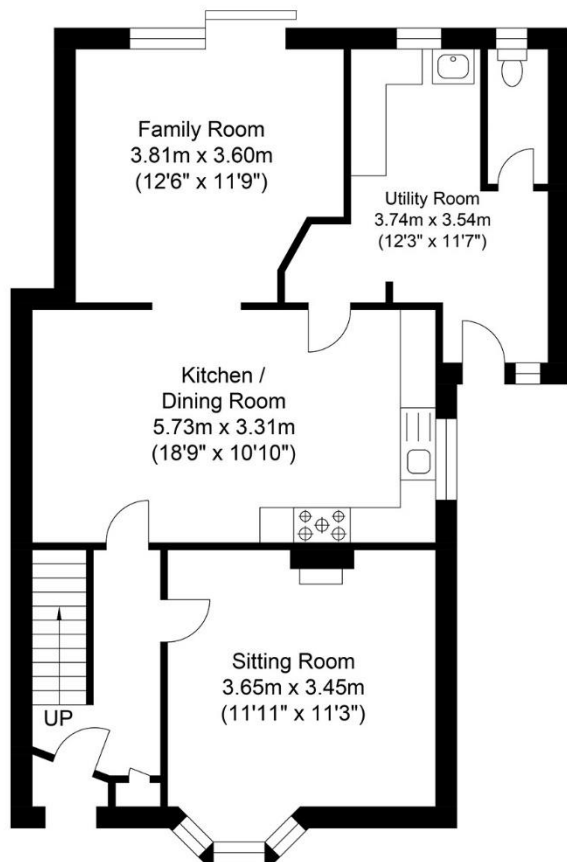
Tenure - Freehold

Oil Fired Central Heating - Double Glazing.

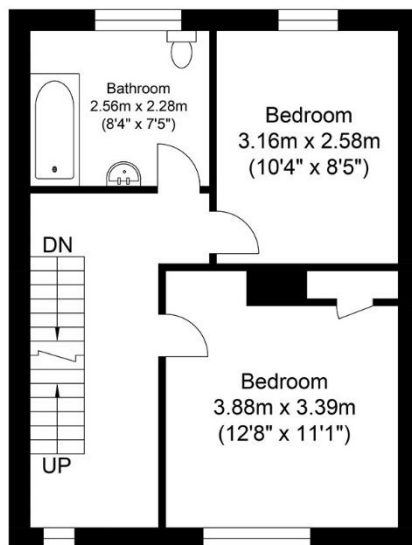
EPC Rating - TBC

Council Tax Band - D

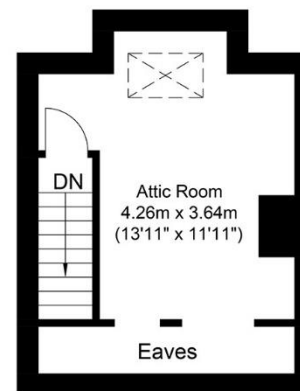




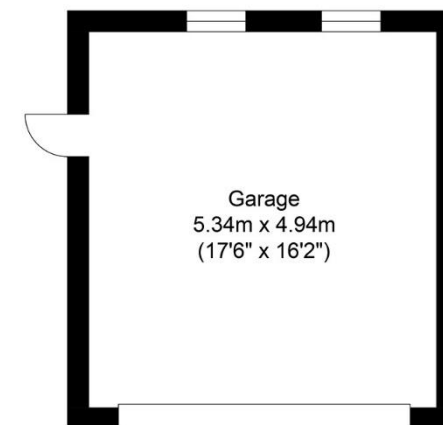
Ground Floor  
Approximate Floor Area  
722.25 sq ft  
(67.10 sq m)



First Floor  
Approximate Floor Area  
397.08 sq ft  
(36.89 sq m)



Second Floor  
Approximate Floor Area  
177.38 sq ft  
(16.48 sq m)



Garage  
Approximate Floor Area  
283.95 sq ft  
(26.38 sq m)

Approximate Gross Internal Area (Excluding Garage) = 120.47 sq m / 1296.72 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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