



HILLSBROUGH JEVINGTON ROAD - FRISTON - EAST SUSSEX BN20 OAG



MCGREGOR
SALES & LETTINGS





HILLSBROUGH

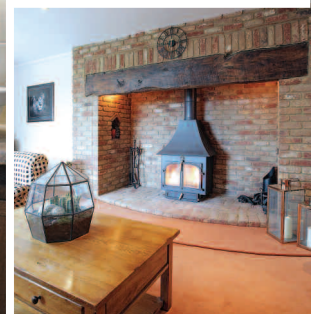
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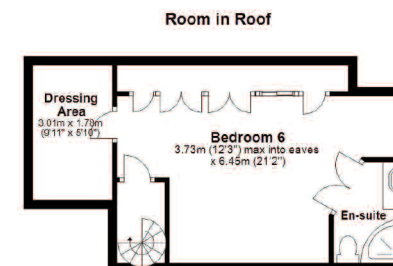
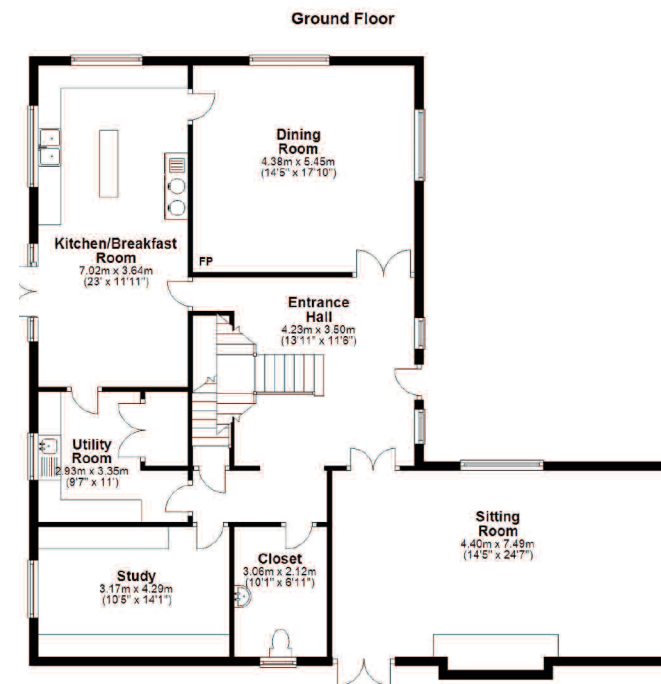
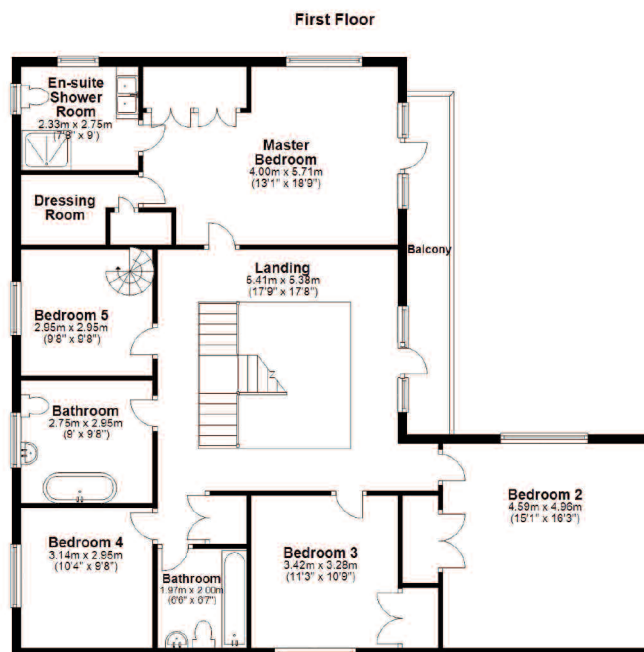
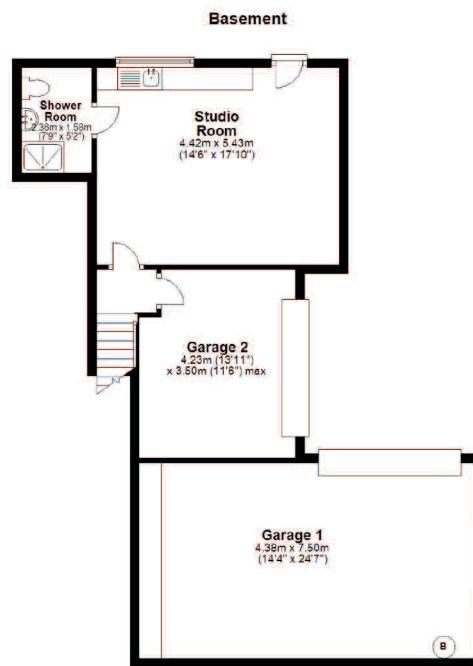
A fine country house with 6 bedrooms occupying a superb elevated position with unrivalled views within the South Downs National Park, an area of outstanding natural beauty. With impressive and versatile accommodation the property is arranged upon 4 floors which includes a self contained studio/office space, large driveway and extensive secluded gardens of approximately one and a half acres.

Entrance Hall - Sitting Room - Dining Room
Kitchen Breakfast Room - Utility Room - Study
Ground floor Cloakroom - Master Bedroom with En-Suite Shower Room and Dressing Room -
Four further first floor Bedrooms - Two further first floor Bathrooms - Attic Bedroom Suite with En-Suite Shower Room and Dressing area -
Secluded Gardens approaching one and half acres

Hillsbrough is a substantial country house in an exceptional location with unrestricted and commanding views across grazing farmland and the South Downs National Park. Providing country living and entertaining space extending to 4200 sq feet. The principal rooms enjoy excellent natural light and have wonderful views across the property's secluded gardens and countryside beyond. Accessed from a country lane, the house is approached across paved driveway with parking and turning area for several vehicles, culminating at the lower floor garage complex.

Located at the end of Old Willingdon Road, Hillsbrough has access to unrivalled walks throughout Friston Forest and towards the sea at Birling Gap. Friston Church with bus stops operating regular services to Brighton, Eastbourne and Seaford is close by. The neighboring village of East Dean has a village hall, local shops, restaurants and the popular Tiger Inn. Also close by is Jevington with excellent riding stables and the Eight Bells pub. There are a number of private and state schools in the area including Eastbourne College, St Andrew's Prep and Bedes. The town centre of Eastbourne is within easy reach by car. The seafront promenade with theatre complex, Towner Art Gallery and International Lawn Tennis Centre at Devonshire Park are also close by.





Total area approx 383.6 sq m (4128.9 sq ft)

- Mains Gas. Mains Drainage. Mains Water. Freehold.
- Ashford International 53 miles (approx 1 hour by car)
- Gatwick Airport 47 miles (approx 50 minutes by car)
- Newhaven Port 8 miles (approx 20 minutes by car)

For clarification we wish to inform prospective purchasers that we have not carried out a detailed survey nor tested any apparatus, equipment, fixture, fitting or service and so cannot verify they are in working order, or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. We have not checked the legal documents to verify the freehold status of the property. These should be checked and confirmed by your solicitor prior to exchange of contracts. Purchasers are advised to obtain verification from their solicitor or surveyor.