



2 Meadow View, Station Road, Berwick, BN26 6TA

## 2 Meadow View, Station Road, Berwick, BN26 6TA

£675,000

A sizeable 5 bedroom detached house with countryside views, hidden from the road and within the village of Berwick.

As you enter the property you are met by an impressive split staircase and generous hall, with gallery landing to the first floor. The kitchen sits to the front of the property with open archway leading onto the dining room and side leading to: a secure lean-to, built to the side of the house with secure access from the front, back and the kitchen serves as a very useful boot room/partial utilities. With countryside views, the dining room has French doors from the bay leading into the rear garden, as well as further double doors into the living room. Also enjoying countryside views, the living room also has French doors onto the garden as well as a wood burner. On the ground floor you will also find a well-proportioned study, a wet room with toilet and door access to the double garage. Whilst upstairs you have a sizeable gallery landing; a master bedroom with stunning views, a balcony, a bank of wardrobes, an ensuite with separate shower, bath and wc; bedroom 2 also has countryside views and an ensuite bath/wc; 3 further double bedrooms, as well as a large family bathroom having a separate shower, corner bath and wc completing

the accommodation.

Outside: the rear garden is south easterly with a large patio adjoining the property to the garden and the workshop. The garden is predominantly laid to lawn, with hedge boundaries, potting shed and having superb views towards South Downs fields. The workshop has side access, double garage doors, power and some insulation. To the front, leading to the property is a hard standing area for several vehicles, as well as an electric up/over door to the double garage - which also has a single electric roller door to the rear, giving access to further hard standing, the rear garden and the workshop double doors.

Berwick is conveniently situated, within easy reach of the A27 and enjoying the benefits of a mainline railway station with services to London Victoria close by. Within the village there is a Post Office, a petrol station and 'The Berwick Inn', a classic village pub with pub garden/restaurant/café style dining and B&B facilities. Arlington Reservoir and nature reserve is within a short walk of the property. Approximately 10 miles distant is the historic county town of Lewes with major supermarkets including Waitrose and Tesco along with many individual or specialist shops. Whilst the seaside town of Seaford is just over 6 miles away with its uncommercialized promenade seafront.









**Entrance Hall**

**Kitchen**

16'10" x 10'2" (5.13m x 3.10m)

**Utility Room**

14'4" x 6'8" (4.37m x 2.03m)

**Dining Room**

12'9" x 18'9" (3.89m x 5.72m)

**Living Room**

10'4" x 16'4" (3.15m x 4.98m)

**Study**

9'3" x 8'5" (2.82m x 2.57m)

**Shower Room**

4'8" x 8'5" (1.42m x 2.57m)

**Landing**

**Bedroom One**

11'3" x 19'6" (3.43m x 5.94m)

**En-Suite**

5'2" x 10'2" (1.57m x 3.10m)

**Bedroom Two**

10'2" x 15'8" (3.10m x 4.78m)

**En-suite**

4'8" x 8'6" (1.42m x 2.59m)

**Bedroom Three**

17'4" x 9'2" (5.28m x 2.79m)

**Bedroom Four**

17'4" x 9" (5.28m x 2.74m)

**Bedroom Five**

9'6" x 8'6" (2.90m x 2.59m)

**Bathroom**

7'10" x 10'2" (2.39m x 3.10m)

**Rear Garden**

**Double Garage**

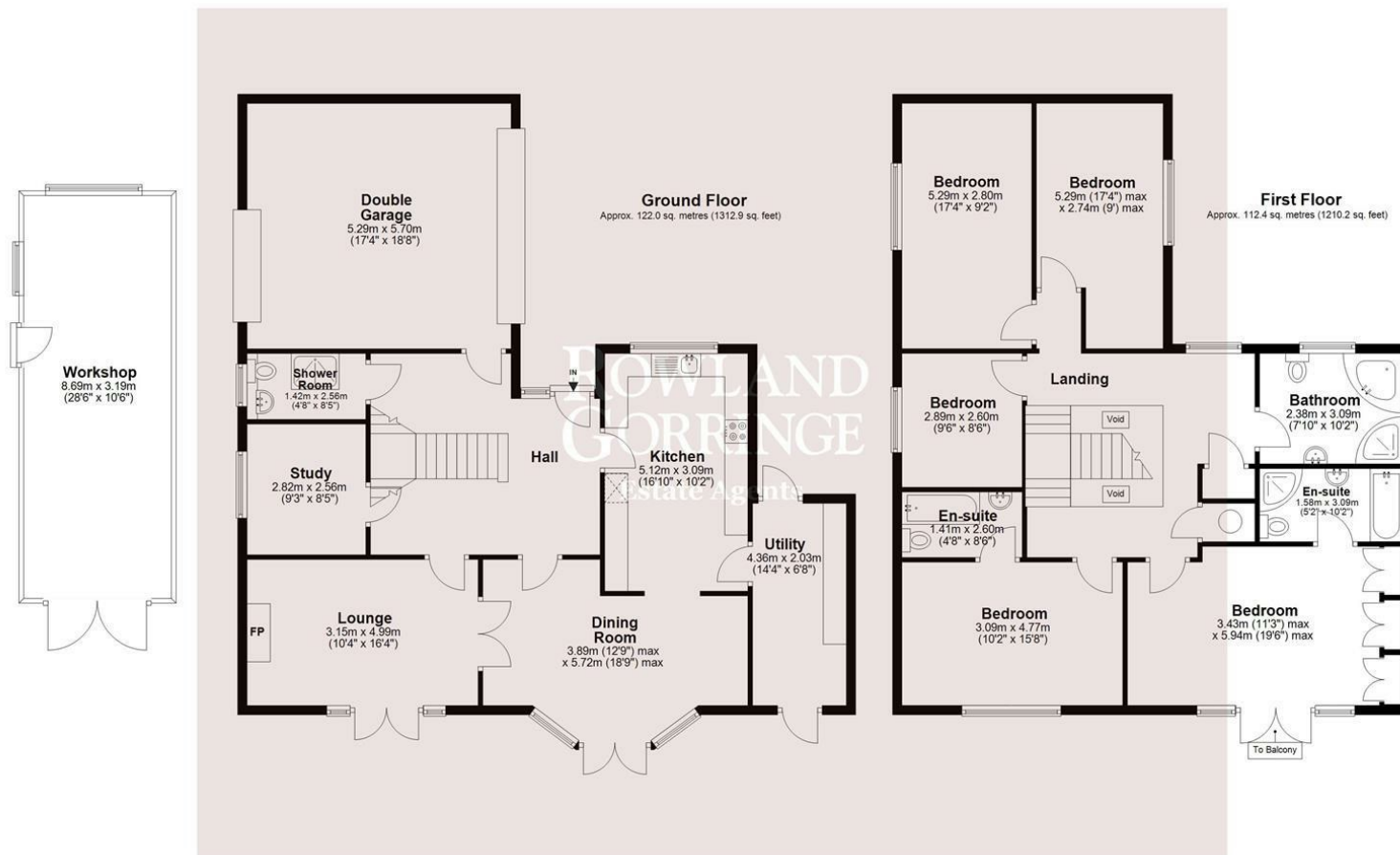
17'4" x 18'8" (5.28m x 5.69m)

**EPC - C**

**Council Tax Band - F**







Total area: approx. 234.4 sq. metres (2523.0 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.

**Rowland Gorrington Estate Agents**

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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