



Holly House, The Street, Selmeston, BN26 6TX

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Guide Price £700,000

Light and airy spacious family living is found within this beautifully presented four bedroom semi-detached house, with well planned accommodation found over two floors. All enhanced by far reaching views from both the front and rear over the adjoining farmland and countryside. Detached double garage with door to integral workshop with picture window with aspect over garden. Further supplemented by extensive off-road parking for vehicles.

Description - Holly House is located in a delightful rural position, set back on a country lane, close to Selmeston's picturesque church. This superbly presented modern semi-detached property provides well proportioned accommodation over two floors with far reaching views from both the front and rear over adjoining farmland and countryside. Having been considerably updated by the current owners to provide a welcoming and comfortable family home, the accommodation comprises; on the ground floor an entrance porch, hallway and downstairs cloakroom, sitting room with open fire and a separate study.

A particular feature is the spacious open plan kitchen/family/dining room which is fitted with a range of bespoke painted cabinets by 'Willow Tree' interiors to include an island unit with Quartz work surfaces and built in appliances. There are two sets of patio doors leading onto the rear garden terrace, an ideal space for 'al fresco' dining and the benefit of a separate utility room.

Upstairs comprises a spacious landing with modern glazed balustrade, four double bedrooms (the master bedroom being en- suite) and a re-fitted luxury bathroom. Other features of note include double glazed windows and oil fired heating.

Agent's Note: accessed from the landing, there is a vast roof void/attic offering scope for extending the existing accommodation, subject to attaining the requisite planning and building consent.

There is a driveway providing ample off-road parking which leads to a double garage and workshop. The delightful rear garden backs onto farmland and rural views beyond can be enjoyed, the garden is laid to lawn with trees, shrubs and a paved terrace area. A viewing is highly recommended of Holly House to fully appreciate the beautiful rural setting, space and quality of this lovely home.

Services:

Mains water, electricity and drainage. Oil red central heating (Warmflow base unit boiler) supplies central heating, hot water cylinder.

Local Authority: Wealden District Council Tax Band F

Directions:

<https://w3w.co///wrenching.majors.embers>

Selmeston is a small yet thriving village located in the county of East Sussex, England. The village is situated on the A27 and bordered by the downland villages of Firle and Alciston, the A27 connects the cities of Brighton and Eastbourne. This hidden gem of a rural village with a population of circa 300 people, is surrounded by Downland countryside designated as of outstanding natural beauty, consequently a popular destination for walkers and cyclists. Amenities that are all within immediate walking distance, include a thriving local garage with shop, village pub, hall & church.

The village has a rich history dating back to the 11th century, when mentioned in the Domesday Book of 1086, then known as "Seleminestone".

The county town of Lewes with its independent shops, supermarkets, restaurants and main line railway station (London Victoria in just over the hour), is about 8 miles distant. There is also train service from nearby Berwick Station (2 miles). Excellent schooling for all ages is found in the vicinity, including Bedes Independent School and Eastbourne College. The famous Glyndebourne Opera House is situated on the edge of Ringmer (6 miles).

Viewing by confirmed prior appointment, for further information or to arrange a visit please call Rowland Gorrings: 01273 471348









Entrance Hall

Sitting Room

17' x 14'11" (5.18m x 4.55m)

Kitchen Breakfast Room

28' x 11'7" (8.53m x 3.53m)

Office

8'2" x 8' (2.49m x 2.44m)

Utility Room

8'1" x 8' (2.46m x 2.44m)

First Floor Landing

Bedroom

15'1" x 11'3" (4.60m x 3.43m)

Ensuite Shower Room

Bedroom

13'10" x 12'6" (4.22m x 3.81m)

Bedroom

15'2" x 9'11" (4.62m x 3.02m)

Bedroom

11'7" x 10'2" (3.53m x 3.10m)

Bathroom

Garage

17'5" x 15' (5.31m x 4.57m)

Workshop

10'4" x 8'6" (3.15m x 2.59m)

Front Garden

Rear Garden

EPC: D

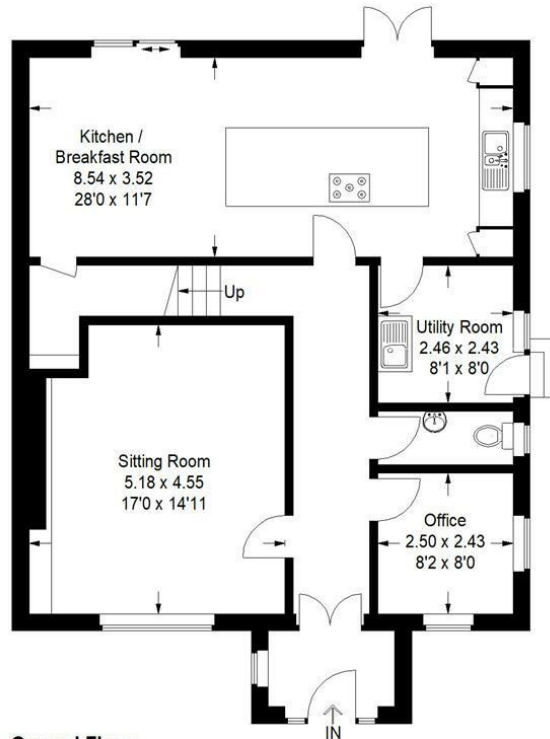
Council Tax: F



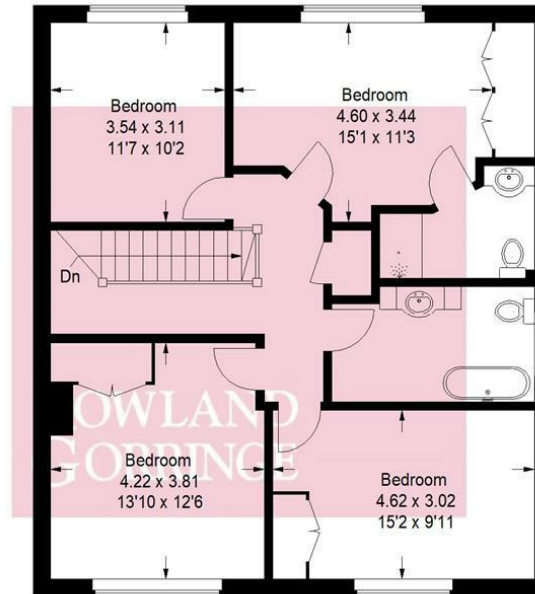


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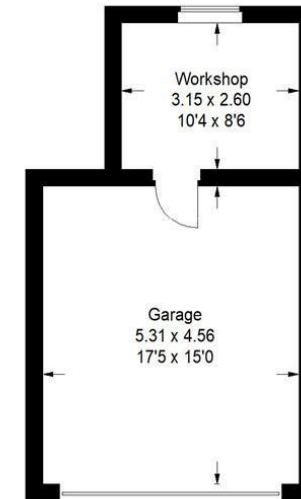
Approximate Gross Internal Area = 175.1 sq m / 1885 sq ft
Garage / Workshop = 33.2 sq m / 357 sq ft
Total = 208.3 sq m / 2242 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

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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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