



Sundown The Street, Wilmington, BN26 5SJ

ROWLAND
GORRINGE

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Guide Price £1,700,000

Far from the madding crowd is this inspiring family home, a haven of tranquillity that affords a lifestyle to aspire to.

This handsome detached 'chalet style' residence affords highly adapted accommodation with six double bedrooms, one of which is within the ancillary annexe, which provides beautifully crafted living space for relatives, young adults or as a potential source of valuable income by way of AirBnB.

Sundown is believed to have been constructed circa 1950 within a secluded garden plot that has flourished under decades of landscaping that promotes an aura of serenity, ideal for wellbeing and mindfulness. The present owners have crafted a home that befits such a location, having embarked upon a thorough and considerate total refurbishment . These works have included:-

Bespoke hand built and fitted kitchen/day room by 'Claremont Interiors', finished in 'Hicks Blue' with granite work surfaces surmounting the base units and kitchen island with five seat breakfast bar. Further feature of note within this inspirational living space are the ceiling lantern flooding the room with natural light, supplemented bifold express slimline aluminium framed doors that are powder coated in a grey finish. Charlwood wood burner with aluminium flu, Stoves deluxe range cooker, with 5 ring hob, dual oven, grill and warming tray. Porcelain flagstone flooring is laid throughout the Kitchen/Day Room as well as the adjoining Utility/Boot Room, whilst extending beyond the kitchen to incorporate the adjacent walled terrace, ideal for entertaining and eating 'Al Fresco'.

The sumptuous Drawing Room with triple aspect has a feature fireplace housing an acclaimed Nordpeis 25 wood burning stove with open fire feature, further bifold express patio doors, broad bay window under external canopy with ceiling

lantern over, Karndean luxury floor surface in light oak.

The central heating system was totally replaced in 2021 with ultra efficient boiler serving a 'wet stem of under floor heating appointed throughout the Kitchen, Utility/Boot room, Reception Hall and Drawing Room, the remaining accommodation is heated via panel wall mounted radiators. All electrical specification has been upgraded including rewiring to 18th edition standard. All internal doors have been replaced with feature 'light oak' units.

Outside: - The secluded expansive gardens form a considerable part of the astatic appeal of this fine village residence, feature pond with jetty adjacent tree house with recreational entertaining space below, raise brick built borders with established specimen plants and hardy annuals, intertwined by a water feature and accessed via a wrought iron raised bridge. Broad paved sun terrace leading to the enclosed heated (air source heat pump), oval swimming pool with surrounding private terrace with external W.C. Broad expanse of lawn in turn leads to the rose arbour and in turn, the aluminium framed greenhouse and a pair of timber garden storage sheds. Brick built cold frames with established fruit cage.

Location - The highly sought after and acclaimed village of Wilmington, is a true destination address., nestling at the foot of the South Downs and offers beautiful walking and riding country. The village dates back to 11th century and still retains its 12th century church. Bedes School for boys and girls is located approximately 5 miles distant at Upper Dicker. The historic county town of Lewes is approximately 10 miles distant and offers a wide range of individual specialist shops along with major supermarkets including Waitrose, schooling for all ages and recreation facilities. Mainline railway services to London are available from both Lewes (just over the hour) and Berwick (approximately 4 miles distant).

Services: Mains Water, Electricity & Drainage are appointed. Oil fired central heating via a combination boiler serves the main residence, with an LPG system heating the annexe. Electric Car Charging facility. Local Authority: Wealden District Council (tax band G).

Directions: what3words /// became.modern.them









Entrance Porch

Entrance Hall

Cloakroom

Kitchen/Breakfast Room

27'3" x 17'2" (8.31m x 5.23m)

Utility Room

11'6" x 10'4" (3.51m x 3.15m)

Sitting Room

26'7" x 19'9" (8.10m x 6.02m)

Bedroom

17'7" x 11'11" (5.36m x 3.63m)

En-Suite

Bathroom

14'6" x 11'11" (4.42m x 3.63m)

First Floor Landing

Bedroom

14'11" x 14" (4.55m x 4.27m)

Roof Terrace

En-Suite

Dressing Room

Bedroom

14'9" x 10'5" (4.50m x 3.18m)

Bedroom

12'3" x 9'3" (3.73m x 2.82m)

Bathroom

Annex

Kitchen/Sitting Room

23" x 12'8" (7.01m x 3.86m)

Bedroom

10'10" x 9'9" (3.30m x 2.97m)

Bathroom

Rear Garden

EPC: D

Annex EPC: D

Council Tax Band: G





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Approximate Gross Internal Area = 242.4 sq m / 2609 sq ft
 Garden Room / Annex = 43.5 sq m / 468 sq ft
 Total = 285.9 sq m / 3077 sq ft

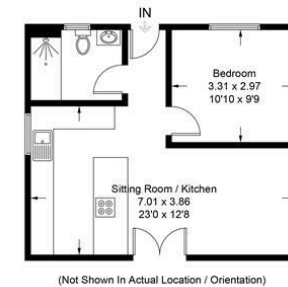
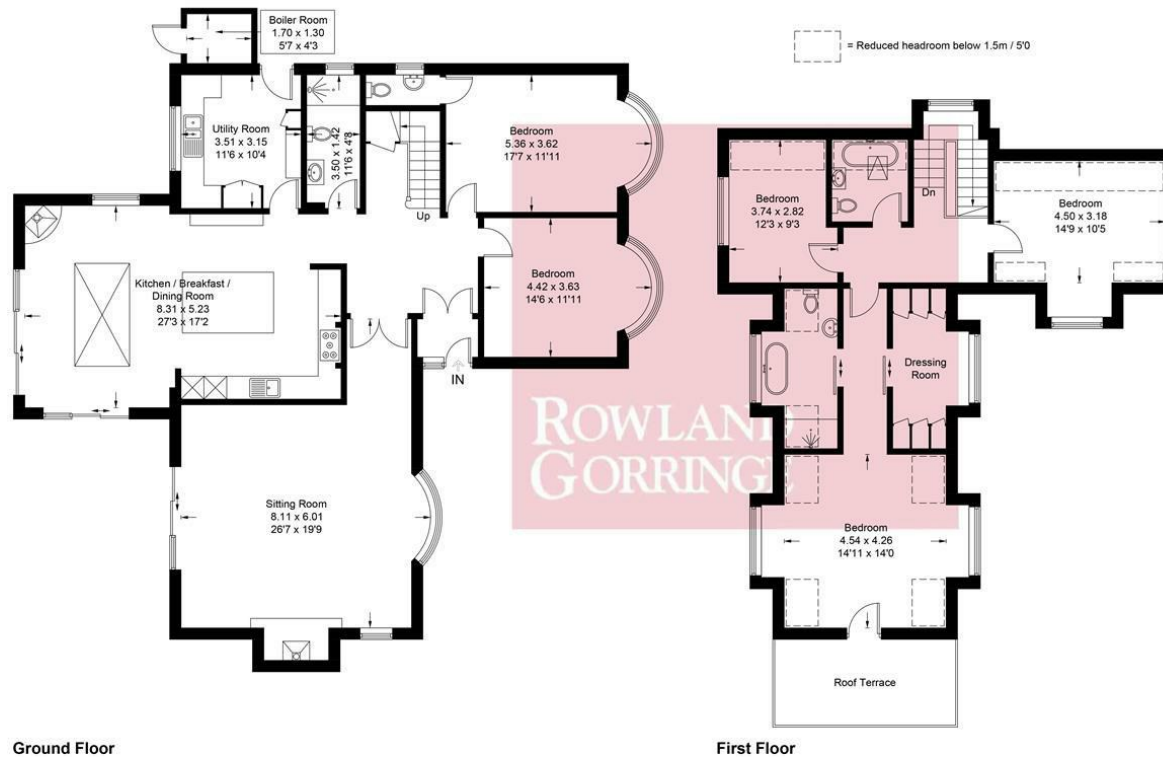


Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1102411)

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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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