



For Sale: £600,000 Freehold
Tide Mills Way, East Sussex, BN25

- Exceptional five bedroom detached family home arranged over three floors
- Outstanding energy efficiency with EPC Rating A
- Situated within an exclusive private gated development
- Solar panels, air source heat pump, inverter and battery storage system

Arlington 

- Versatile accommodation including study and ground floor en suite bedroom
- Spacious kitchen / dining room with French doors to the garden
- Beautifully landscaped terraced gardens with multiple seating and entertaining areas
- Garage and additional off-road parking, within walking distance of Bishopstone station and the seafront
- Extensively refurbished by the current owners (in 2022)

An exceptional five bedroom detached family home, arranged over three beautifully designed floors and situated within an exclusive private gated development, just a short walk from Bishopstone railway station and the seafront.

This impressive energy-efficient home offers versatile accommodation throughout, combining modern living with eco-technology including solar panels (total capacity of 7.30kw) and an air source heat pump generating electricity and supplying wet and dry underfloor heating systems throughout the property. An inverter and battery storage complete the set up. The home achieves an outstanding EPC rating of A.

The ground floor comprises a welcoming entrance hall, a study ideal for home working, and a double bedroom with en suite facilities, perfectly suited for guests or multi-generational living.

Stairs rise to the first floor where the property truly comes into its own. A superb living room enjoys access onto a private balcony, while the kitchen / dining room features French doors opening directly onto the rear garden, creating an excellent space for entertaining and family living. This floor further benefits from a utility room and separate WC. Thoughtfully designed, the rooms on this level flow seamlessly into one another and back onto the landing, enhancing the sense of space and practicality.

The top floor hosts four further bedrooms, including a principal bedroom with en suite shower room, alongside a modern family bathroom serving the remaining bedrooms.

Externally, the property continues to impress with beautifully landscaped, low maintenance gardens positioned mainly to the rear and side of the home, with gated access available from both sides. Arranged across a number of attractive terraced levels, the gardens have been hard landscaped to create a variety of seating and entertaining areas designed to capture both sun and shade throughout the day. Raised planters and flower beds provide excellent space for vegetables and seasonal planting, whilst the sunny terraces are ideal for long afternoons and evenings spent relaxing with friends and family, whether enjoying a barbecue or simply taking in the views. A garage and additional off-road parking space complete the outside accommodation.

The property is approximately a five minute walk from Bishopstone railway station and around six minutes from the seafront, offering convenient access to coastal walks, transport links, and local amenities.

Council Tax Band: F. EPC: A.

Vendors Views

Having rented in this mews for 18 months, we loved the location being so close to the beach, the countryside, public transport options and the sky & views. So we bought this house at the end of 2021 and before occupying carried out a full refurbishment to create a real eco house. The works included a new kitchen, all bathrooms, new flooring throughout, updated lighting, partial rewiring and energy-efficiency improvements.

It is an exceptional place to live with lots of character that makes you smile every day, from the sunlight to the space inside and out. It became a fun place to be. We have also created a very energy efficient property with no radiators, which had always been our ambition. Externally, we and visitors have enjoyed the unusual variety offered by the layout of the multi-level landscaped gardens, which are quite private.



Room Details

Ground Floor

Study	13'9" x 7'5" (4.19m x 2.26m)
Bedroom	17'1" max x 13'11" max (5.21m max x 4.24m max)

First floor

Living room	13'11" x 13'3" (4.24m x 4.04m)
Dining area	16'1" x 8'11" (4.90m x 2.72m)
Kitchen area	11'7" x 11'3" (3.53m x 3.43m)

Second Floor

Principal Bedroom	13'11" max x 13'1" max (4.24m max x 3.99m max)
Bedroom	10'8" x 9'1" (3.25m x 2.77m)
Bathroom	7'7" x 6'0" (2.31m x 1.83m)
Bedroom	9'11" max x 9'0" max (3.02m max x 2.74m max)
Bedroom	12'4" x 9'9" (3.76m x 2.97m)
Garage	17'4" x 9'1" (5.28m x 2.77m)



Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

