



53 Crossways, Firle, Nr Lewes, East Sussex, BN8 6LG

ROWLAND
GORRINGE

53 Crossways, Firle, Nr Lewes East Sussex BN8 6LG Guide Price £495,000

A beguiling three bedroom semi detached cottage, constructed of traditional brick elevations, upper parts tile hung, all under a pitched clay tile roof. Requiring of complete modernisation and refurbishment, this is a splendid opportunity to fashion a home to ones own specific taste and design, all within one of the South of England's most sought after villages.

Set on the fringe of open downland countryside designated as being of outstanding natural beauty, with westerly aspect over the National Park framed by inspiring sunsets, weather permitting. All within immediate level walking distance of Firle, acknowledged and acclaimed as one of England's prettiest villages.

The accommodation is found over ground and first floor is presently found as follows;- Inner hall : Sitting room : Dining room : Kitchen : Pantry : 3 Bedrooms (2 double) : Family bathroom : Cloakroom (GF) : Timber framed detached single garage : Front Garden with side return leading to Private South facing Rear Garden. Agents note:- There is no central heating boiler in situ, however panel radiators and their associated pipework are in place.

Services: Mains water, electricity and drainage are appointed. Local authority: Lewes District Council, tax band E.

Location

The village of Firle occupies an idyllic, secluded setting within The South Downs National Park. Within immediate level walking distance are amenities including the well attended village pub, parish church, village shop and post office, village hall, Firle cricket ground and the Firle Church of England primary school. The historic county town of Lewes affords shopping, gastro pubs and restaurants, along with the seaside resort of Eastbourne, all within easy reach. Lewes railway station provides connections to London Victoria (64 minutes), London Bridge (90 minutes) and Brighton (20 minutes), whilst the A27 provides motorway access to the A23/M23, Gatwick Airport and the national motorway network. Well considered and attended schooling in the vicinity includes Cumnor House, Great Walstead, Bede's, Lewes Priory, Lewes Old Grammar School, Burgess Hill Girls, Lewes Tertiary College, Brighton College and Eastbourne College.

Lewes with mainline train station 4.8 miles, Newhaven Ferry Port 7.2 miles, Berwick Station 4.4 miles Brighton 12.4 miles, Eastbourne 13 miles, London Gatwick Airport 35 miles

Directions: <https://w3w.co///sometimes.trousers.adjust>



- No onward chain - Immediately available
- Idyllic village location, abutting open countryside
- Requiring of modernisation and refurbishment
- Detached single garage ideal for conversion for recreational purposes
- Mains water, electricity and drainage are appointed
- Approximate internal measurement of 930 sq ft
- Established garden plot with high degree of privacy
- Considerable charm and untapped potential
- Within level walking distance of Village Primary School, Shop and Pub
- Off road parking



Entrance Hall

Sitting Room 4.11m x 3.35m (13'6" x 11")

Kitchen 3.35m x 2.77m (11" x 9'1")

Dining Room 3.23m x 3.05m (10'7" x 10")

W/C

First Floor Landing

Bedroom One 4.09m x 3.38m (13'5" x 11'1")

Bedroom Two 3.30m x 3.05m (10'10" x 10")

Office 2.18m x 1.40m (7'2" x 4'7")

Bathroom

Garage 4.85m x 3.25m (15'11" x 10'8")





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Approximate Gross Internal Area = 86.4 sq m / 930 sq ft

Garage / External WC = 17.4 sq m / 187 sq ft

Total = 103.8 sq m / 1117 sq ft

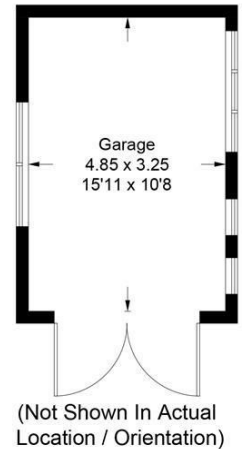


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

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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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