Freehold

£425,000

Offers in excess of

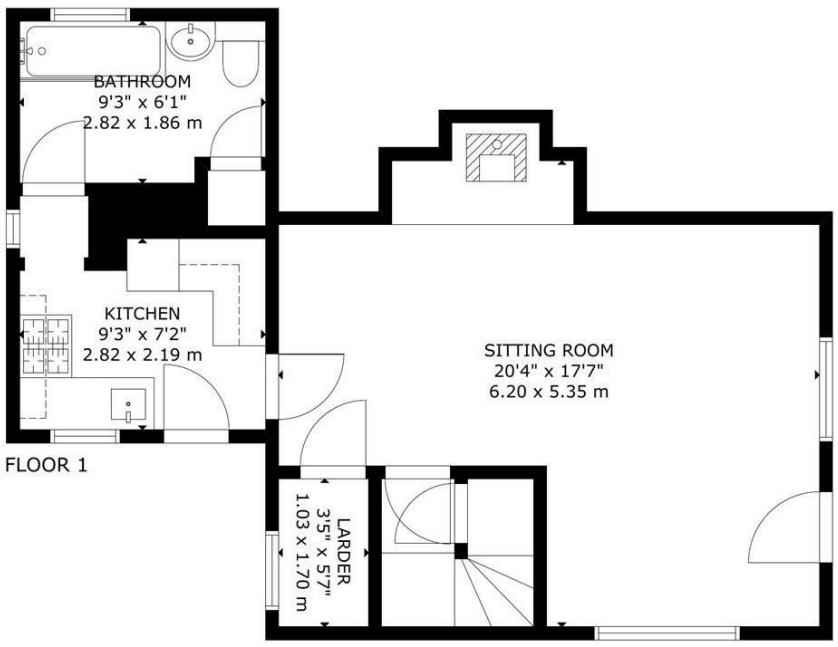
3 BEDROOM | 1 RECEPTION | 1 BATHROOM | 0 GARAGE

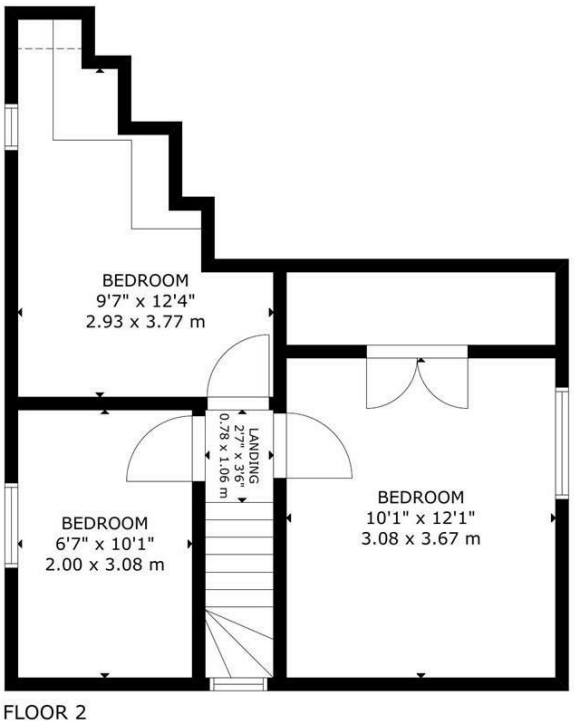


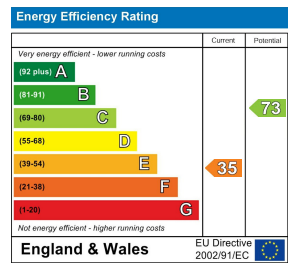
- Offers in excess of
- Selmeston Village
- Incredible Views
- Believed to Date From 1640
- Grade 2 Listed
- Generous Front and Rear Gardens
- Potential
- Former Poor House
- Solid Fuel Heating System
- Outbuildings

archer & PARTNERS

The Street, Polegate







GROSS INTERNAL AREA
TOTAL: 77 m²/831 sq.ft
FLOOR 1: 44 m²/476 sq.ft, FLOOR 2: 33 m²/355 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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The Street, Polegate

DESCRIPTION

A charming former Poor House, believed to date from around 1640, occupying a generous plot in the historic village of Selmeston. Poor House Cottage is a particularly interesting period home, offering genuine character, established gardens, useful outbuildings and the opportunity for its next owner to make their mark. The property is offered for sale chain free.

The accommodation is arranged with an entrance directly into the sitting/dining room, leading to the kitchen, bathroom and useful walk in pantry/store. Upstairs are three bedrooms, with the main bedroom having built in wardrobes. The first floor appears to have originally been arranged as two larger rooms, and the current layout could potentially be reconsidered, subject to any necessary consents.

Outside, there is off road parking to the front, together with a mature tree and lawn, while a post and rail fence separates the front garden from the rear garden. The rear is predominantly lawned and well established, with mature trees, shrubs and planting, along with several outbuildings providing useful storage and scope for a variety of uses. The buildings are in varying condition and offer potential for improvement.

The history of the property is particularly interesting. The original Poor House is a notable timber framed building believed to be dated from around 1640, originally arranged as a four bay house with a central hall, exposed timber beams and a substantial fireplace. Before the introduction of the Victorian workhouse system, individual parishes were responsible for caring for those in need and this building formed part of Selmeston's provision for its poorer residents. The original building was later divided, with the northern section becoming known as The Old Poor House and the southern section Poor House Cottage.

Set on The Street within this attractive South Downs village, surrounded by open countryside and an abundance of period properties.











The Street, Polegate

