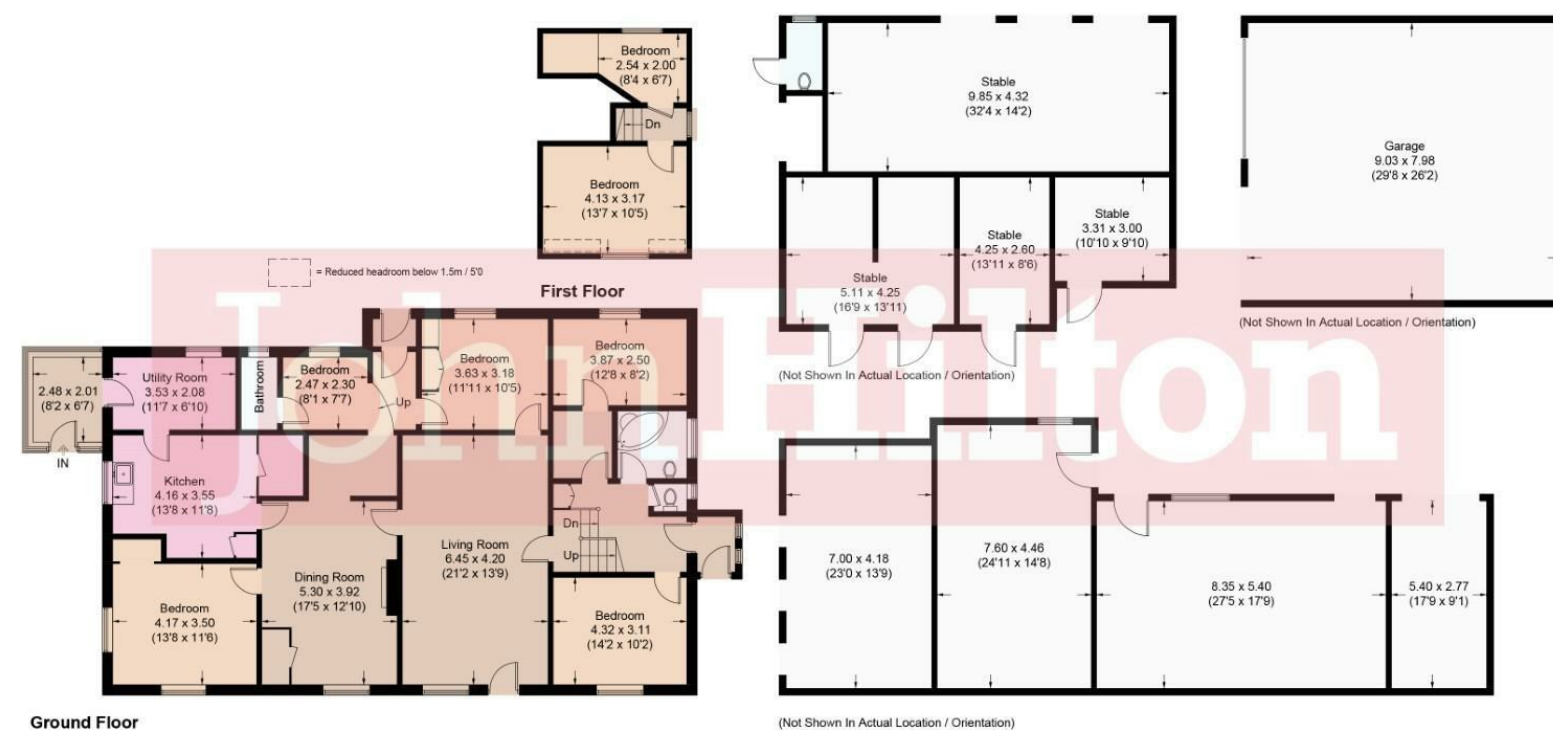


## The Lookout, Peacehaven, BN10 8AA

Approximate Gross Internal Area = 196.4 sq m / 2114 sq ft  
Outbuildings = 281.5 sq m / 3030 sq ft  
Total = 477.9 sq m / 5144 sq ft  
(Including Garage)



Total Area Approx 2114.00 sq ft

19 The Lookout, Peacehaven, BN10 8AA

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or sales@johnhiltons.co.uk

**Guide Price £800,000-£850,000**  
**Freehold**





# 'Timbers' 19 The Lookout Peacehaven BN10 8AA



\*\*\* GUIDE PRICE £800,000-£850,000 \*\*\*

\*\*\* DEVELOPMENT OPPORTUNITY \*\*\*

An opportunity to purchase a six bedroom detached home in need of updating/renovation, adjacent to the South Downs National Park.

The property extends to in excess of three acres with stable block, office and tack rooms, all in need of renovation. Previously two semi-detached houses, one family has occupied the whole property since 2001 and there is lapsed planning for a further detached house which can be viewed on Lewes District Council Website, reference LW/13/0838. The plot is in a peaceful location only a 7-minute drive from the A259 coast road and has views to Seaford Head to the South and Firle Beacon to the North-West. There is direct access onto bridle paths leading out to the Piddinghoe Road and Telscombe Village to the West and the South Downs Way.

Other opportunities for development have been investigated and the vendor advises that a proposal for seven houses on the plot was discussed previously.

A further 4 acres of paddocks and land are available by separate treaty.

This is a rural location and access is via a track from Telscombe Road/Roderick Ave North.



- Detached Six Bedroom House
- 3 Acre Plot including House & Paddocks
- Stables
- Garage & Workshop
- Long Driveway
- Lapsed Planning for Further Detached Four Bed House
- Potential for Further Development
- Additional 4 Acres Available by Separate Treaty
- Rural Location Yet 7-Min Drive from A259 Coast Road
- Adjacent to South Downs with Stunning Views

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         | 64        |
| (39-54) E                                   |         |           |
| (21-38) F                                   | 25      |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Council Tax Band: **G**