



£1,000,000-£1,200,000 guide price

Sundawn, Milton Street, East Sussex, BN26 5RP

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Overview...

A beautifully presented four double bedroom, three reception room period house sitting at the foot of the South Downs on a plot of one acre (tbv) with detached double garage and studio over.

This super country residence is located in the hamlet of Milton Street on the outskirts of Alfriston and offers generous family accommodation within easy vehicular access to Lewes and Eastbourne.

The recently refurbished accommodation comprises an entrance hall with ground floor shower room, wonderful 25' triple aspect sitting room, dining room and further reception/study. There is also a large kitchen breakfast room, refitted with a contemporary range of units with a central island and range cooker and a utility/boot room with direct garden access.

The first floor offers 4 double bedrooms, one with a modern fitted ensuite and dressing room together with a family bathroom.

Outside, there are sprawling lawns with a wooded copse, detached double garage with studio over offering potential for conversion stp.



The property...

ENTRANCE HALL- Front door, stairs to first floor, side aspect double glazed window, laminated flooring.

SHOWER ROOM- Refitted wet room, tiled throughout with walk-in shower cubicle, pedestal wash hand basin, low level W.C., chromed heated towel rail, obscured double glazed window.

SITTING ROOM- A super bright and airy triple aspect room with double glazed windows overlooking the garden and matching double-glazed double doors opening onto the patio, laminated flooring.

KITCHEN/BREAKFAST ROOM- Refitted range of grey cupboards with contrasting worktops over, inset sink with mixer tap, 4 ring ceramic hob with splash panel and cooker hood over, eye level double oven, AGA cooker, central island, integrated fridge freezer, double glazed windows overlooking the rear garden.

UTILITY ROOM- Fitted with matching units and area of worktop, space for washing machine and tumble dryer, cupboard, double glazed door to side access.

DINING ROOM- a generous room with dual aspect double glazed windows and laminated flooring.

STUDY/BEDROOM- A good size room, currently used as an office with front aspect double glazed window and laminated flooring.

FIRST FLOOR LANDING- Front aspect double glazed window, panelled wall.

BEDROOM- Rear aspect double glazed window overlooking the rear garden, steps to-

ENSUITE BATHROOM- White panel enclosed bath with mixer tap and shower attachment, glass shower screen, wash hand basin with mixer tap, low level W.C., double glazed window, open to-





Property...

WALK-IN WARDROBE- Side aspect double glazed window.

BEDROOM- A good size double room with front aspect double glazed bay window, built-in wardrobes.

BEDROOM- A good size double room with rear aspect double glazed window overlooking the rear garden.

BEDROOM- A double room with front aspect double glazed window.

BATHROOM- Modern white suite comprising a panel enclosed bath with mixer tap, pedestal wash hand basin, low level W.C., part tiled walls, double glazed window.

For further enquiries or to arrange a viewing, please contact the office on 01273 407929





Outside...

Sundawn is situated on a plot of approximately 1 acre (tbv) which is predominantly laid to lawn with a copse of mature trees all enclosed by hedging.

To the rear are open fields and the approach is through a gateway over a gravel drive to an extensive parking area to the front.

DOUBLE GARAGE- A detached brick built building with 2x double doors, power and light, external staircase to-

STUDIO- Currently used for storage but has the potential to be used as office space, treatment rooms or converted into accommodation STP. Dual aspect window, Velux window.

NOTE- A certificate of structural adequacy was issued on the 24th June 2024. This was as a result of remedial works being carried out on historic internal and external cracking.- (Reports available on request)



Tenure - Freehold

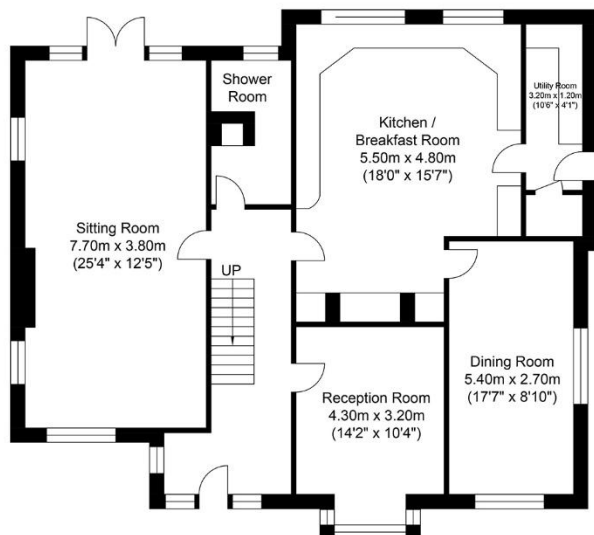
Oil fired central Heating

Double Glazing.

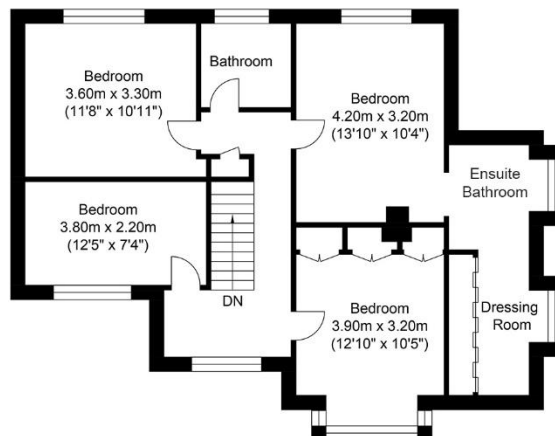
EPC Rating - E (expired)

Council Tax Band - G

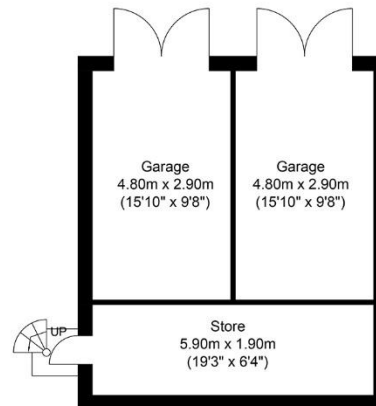
Viewing recommended



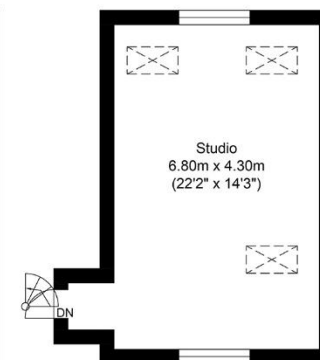
Ground Floor
Approximate Floor Area
1135.59 sq ft
(105.50 sq m)



First Floor
Approximate Floor Area
758.85 sq ft
(70.50 sq m)



Outbuilding Ground Floor
Approximate Floor Area
440.24 sq ft
(40.90 sq m)



Outbuilding First Floor
Approximate Floor Area
323.99 sq ft
(30.10 sq m)

Approximate Gross Internal Area (Excluding Outbuildings) = 176.0 sq m / 1894.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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