



Derrydown 8 Warren Lane, Friston, BN20 0HA

ROWLAND
GORRINGE

Derrydown 8 Warren Lane, Friston, BN20 0HA

Offers In Excess Of £1,250,000

An immaculately presented detached house measuring approximately 2,478 sq ft (230 sq m), set in a private road commanding glorious Downland views over East Dean, 'Belle Tout' and to the sea.

Built in the 1930's the house is set in 0.5 acres and has been completely remodelled/extended to an exceptionally high standard by the current owners. The stylishly presented, elegant accommodation is well proportioned with excellent natural light.

The front door opens onto the welcoming and spacious hallway which has oak flooring, under stairs cupboard and access to the cloakroom/wc. The dual aspect sitting room has a wealth of charm and character including a bay window to the rear offering 'the views', working brick fireplace with brick surround and oak flooring. The music room has a multitude of uses, with French doors leading onto the rear patio. A spacious and impressive kitchen diner opens and leads onto the family room offering open plan living when required. The refitted traditional kitchen has matching wall and base cupboards, space for appliances, space for Rangemaster and access to the larder. The family room was part of an extension in 2010 which includes a dual aspect, French doors leading to the rear patio, picturesque views, access to the home gym/garage, valuated double height ceiling and stairs leading to the upstairs study, mezzanine level and balcony again offering the most spectacular views to the sea, farmland and Belle Tout. The utility area and 23' gym/ studio/ completes the ground floor.

To the first floor there are four bedrooms, three of which enjoy the stunning views. The master suite boasts a dual aspect with views over farm land and to the sea, built in wardrobes and a modern ensuite shower room. The family bathroom with roll top bath, completes the first floor.

Outside the rear garden has recently been professionally and thoughtfully landscaped (2020) with a large lawn bordered by mature trees and shrubs providing privacy. The full width Indian fossil sandstone paved patio with designated seating area is ideal for alfresco dining, offering superb views to the rolling countryside and the sea. The further Indian fossil sandstone patio seating area is ideal for entertaining guests with a BBQ and lawn games. To the front, the drive offers ample off road parking, remainder lawn area and access to the gym/ studio area.

Friston is set within the picturesque South Downs National Park adjoining Friston Forest and the village of East Dean with its village green and popular public house, tea rooms, Thai restaurant and small parade of shops. Eastbourne is about 4 miles to the east and has a comprehensive range of shops and facilities together with railway station to London Victoria in about 1 hour 30 minutes.

Directions: On the brow of Friston Hill on the A259 turn into Windmill Lane, sign posted "Downlands Private Estate". Continue for approximately a quarter of a mile and turn right into Warren Lane. Derrydown will be found on your left.









Entrance Hall

Cloakroom

Kitchen/Dining Room

17'10" x 15'7" (5.44 x 4.75)

Larder

Utility

Family Room

17'3" x 13'3" (5.26 x 4.06)

Sitting Room

17'10" x 11'10" (5.44 x 3.63)

Music Room

13'5" x 10'11" (4.11 x 3.33)

Gym/Studio

23'5" x 7'10" (7.14 x 2.39)

Mezzanine

Roof Terrace

Study

18'2" x 7'4" (5.56 x 2.26)

First Floor Landing

Bedroom One

18'0" x 11'10" (5.49 x 3.63)

En-Suite

Bedroom Two

13'1" x 10'9" (3.99 x 3.30)

Bedroom Three

14'7" x 8'9" (4.47 x 2.69)

Bedroom Four

9'3" x 9'3" (2.84 x 2.84)

Bathroom

Front Garden

Rear Garden

EPC: C

Council Tax Band: G





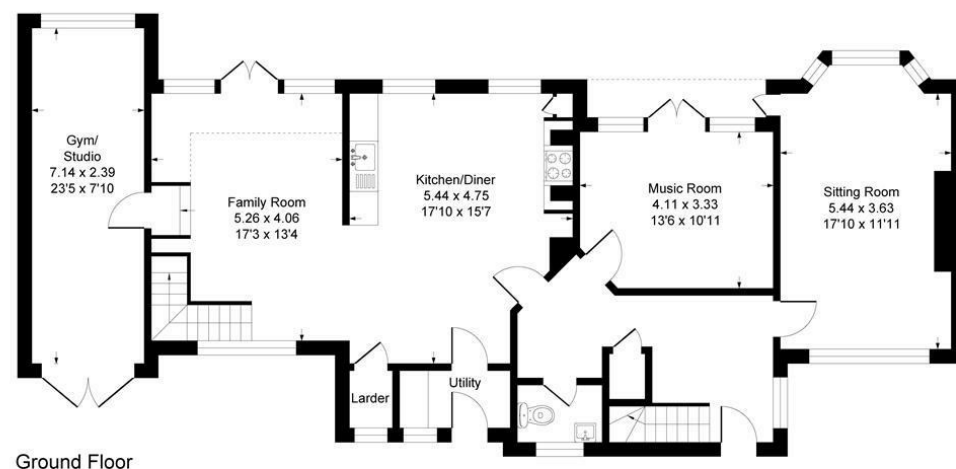
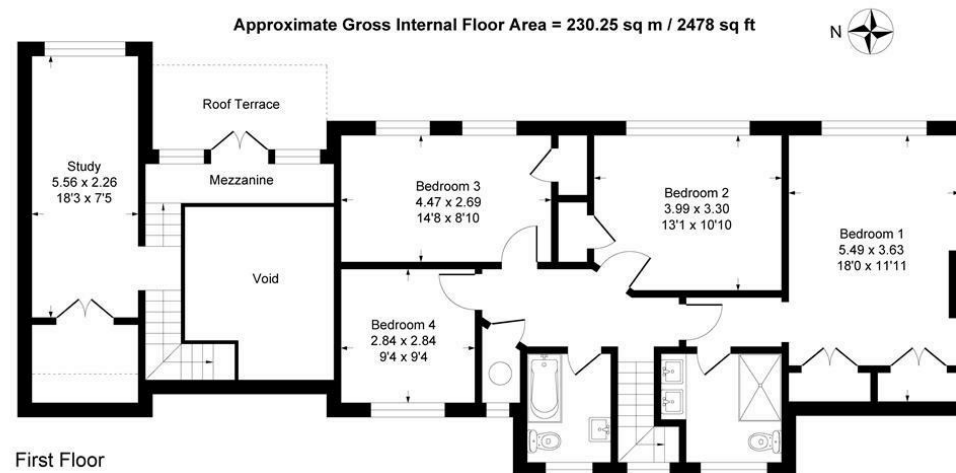


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorringer Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

rowlandgorringe.co.uk

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.

**ROWLAND
GORRINGE**