



20 The Brow, Friston, BN20 0ES

Offers in Excess of £1,250,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

Available with no onward chain- An exceptional detached residence of individual design having been significantly extended and redesigned by the present owner to take full advantage of the glorious panoramic views over rolling countryside to Belle Tout lighthouse and the sea beyond. The extensive living accommodation comprises an exceptional 27' x 20' kitchen/dining room with underfloor heating and patio doors opening onto the magnificent south facing terrace spanning the full width of the property taking full advantage of the magnificent views. The spacious kitchen area is fitted with a comprehensive range of contemporary wall, base units and larder cupboards, with integrated appliances that include two steam ovens, Elica induction hob and extraction unit set within the centre island, a wine cooler and coffee machine. The principal sitting room is open plan to the kitchen/dining room and there is a cinema room and third reception room. A glass and oak staircase rises to the first floor with the principal bedroom suite with a large dressing room and contemporary en-suite shower room. The second and third bedrooms are served by a Jack and Jill shower room whilst the fourth bedroom is served by a beautifully appointed family bathroom. A spiral staircase from the kitchen leads down to the garden level with a gymnasium and separate studio with kitchenette and shower room. The rear garden is on two levels the first provides an area of level lawn extending to approximately 50' and a lower level, where there were plans to create a natural swimming pool. There is ample off-road parking and a car port to the front of the property. Located in the much favoured downland village of Friston, local shopping facilities are available in Downlands Way with other amenities including the famous Tiger Inn set around East Dean village green. Eastbourne college, Bedes, Brighton College, and in catchment area for Seaford Head (No1 in academic performance in Lewes District) & highly sought after Seaford primary schools are all in the vicinity.





### At a Glance:

- Commanding some of the finest southerly views over countryside to the sea
- Prestigious Friston location
- Magnificent 27' x 20' kitchen/dining room
- Three reception rooms
- Four bedrooms
- Three bath/shower rooms (two en-suite)
- Separate studio and gymnasium on garden level
- Southerly facing gardens
- Car port and ample off-road parking
- Gas central heating and sealed unit double glazing

### Accommodation:

RECEPTION HALL

CLOAKROOM/WC

OPEN PLAN KITCHEN/DINING/SITTING ROOM

**KITCHEN/DINING AREA**  
27'6" (8.38m) x 20'6" (6.25m)

**SITTING AREA**  
19'6" (5.94m) x 15'6" (4.72m)

**CINEMA ROOM**  
15'10" (4.83m) x 14'6" (4.42m)

**THIRD RECEPTION ROOM**  
13'6" (4.11m) x 12'6" (3.81m)

UTILITY ROOM

FIRST FLOOR LANDING

**PRINCIPAL BEDROOM SUITE**  
25'6" (7.77m) x 15'0" (4.57m) to include DESSING ROOM AND EN-SUITE SHOWER ROOM.

**BEDROOM 2**  
12'6" (3.81m) x 11'0" (3.35m)

**JACK & JILL SHOWER ROOM**

**BEDROOM 3**  
12'0" (3.66m) x 10'0" (3.05m)

**BEDROOM 4**  
9'9" (2.97m) x 9'0" (2.74m)

FAMILY BATHROOM

GARDEN FLOOR LEVEL

**SELF-CONTAINED ANNEX**  
with kitchenette and shower room.

GYMNASIUM

OUTSIDE:

GARDENS FRONT & REAR

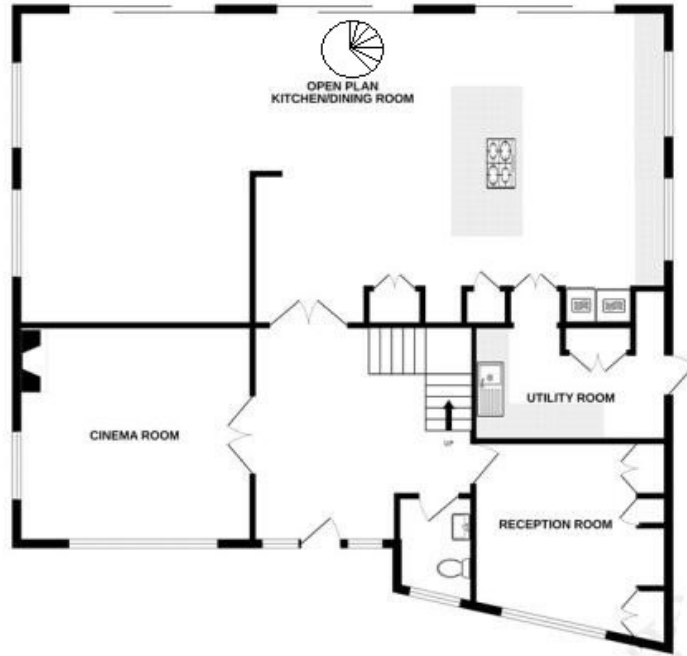
**CARPORT & OFF ROAD PARKING**  
with EV charging point.

**COUNCIL TAX:**  
Band 'F'

**EPC:**  
'C'



GROUND FLOOR  
1494 sq.ft. (138.8 sq.m.) approx.



1ST FLOOR  
1143 sq.ft. (106.2 sq.m.) approx.



GARDEN ROOMS  
917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA : 3553 sq.ft. (330.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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