



West View, Back Lane, Milton Street  
East Sussex

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## West View, Back Lane Milton Street, East Sussex BN26 5RN

A detached Grade II listed 4-bedroom family home located in a sought-after hamlet in the South Downs National Park with views over its own land of 5.59 acres.

Wilmington 0.9 mile, Alfriston 1.3 miles, Litlington 2.1 miles, Polegate and station 3.6 miles (London Victoria 1 hour 22 minutes), Seaford 5.1 miles, Hailsham 6.6 miles, Eastbourne 7.9 miles, A27 (Eastbourne to Lewes road) 0.6 mile, London Gatwick Airport 35.7 miles

Family Room | Sitting room | Kitchen/dining room | Rear porch | Cloakroom | 4 Bedrooms  
Family bathroom | Gardens | Outhouse  
Outbuilding with stables/shed | Store  
Land across the lane of 5.59 acres  
EPC Rating TBC

### The property

Dating from the 18th century, West View is an attractive red brick double-fronted family home offering sensitively modernised accommodation arranged over two floors. Retained period features include casement and sash glazing, exposed wall and ceiling beams and some original joinery. The ground floor accommodation comprises a welcoming wooden-floored family room with feature fireplace with woodburning stove, a double aspect sitting room with woodburning stove and an extensive kitchen/dining room with original quarry-tiled flooring. The kitchen has a range of base units, wooden worktops, a range cooker, a Belfast sink and a useful en suite cloakroom.

On the first floor the property offers a generous principal bedroom and three further well-proportioned double bedrooms, all with exposed wooden flooring, together with a part-panelled family bathroom.

### Outside

Set behind mature hedging and having plenty of kerb appeal, the property is approached over a tarmac side driveway providing parking for multiple vehicles and giving access to an outbuilding comprising two loose boxes, currently used as a shed. Set against a backdrop of mature trees, the well-maintained enclosed rear garden is laid mainly to level lawn bordered by well-stocked shrubs and features numerous seating areas, a vegetable garden, timber outhouse and generous wraparound block-paved terrace, ideal for entertaining and al fresco dining. Across the lane there is a paddock totalling 5.59 acres.

### Location

The Sussex Ox is nearby and there is a plethora of country walks. Alfriston village has a village green, parish church, independent shopping including a village store with delicatessen and Post Office, GP surgery, restaurants, public houses and primary school. Litlington village also offers a range of amenities including independent shopping, a church, community hall, tearoom and public house. Nearby Polegate and Seaford town centres offer a range of local and independent stores, supermarkets, cafés, restaurants and services including a popular primary school. The nearby market town of Lewes has more comprehensive shopping, leisure and sporting facilities. Polegate station offers regular direct trains to central London, while the A27 gives easy access to the national road and motorway network and to London airports.

The area offers a good selection of independent schools including Bede's, Eastbourne College, St. Andrew's Prep, Northease Manor and Lewes Old Grammar.

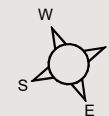








Floorplans  
 Main House internal area 1,403 sq ft (130 sq m)  
 Stables/Shed internal area 218 sq ft (20 sq m)  
 Outhouse & Store internal area 101 sq ft (9 sq m)  
 Total internal area 1,722 sq ft (160 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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**Directions**  
 What3Words:///ahead.sings.belt

**General**  
**Local Authority:** Wealden District Council  
**Services:** Mains water and electricity. Oil-fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £1,250,000

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