



Sellens, 11 South Street, East Hoathly, East Sussex

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Sellens, 11 South Street, East Hoathly, BN8 6DS

A detached Grade II listed residence located at the heart of a highly desirable village

Uckfield mainline station 5.1 miles (1 hour 20 minutes to London Bridge), Lewes 9.1 miles, Eastbourne 14.1 miles, Brighton 18.3 miles, London Gatwick Airport 27.6 miles, central London 61.5 miles

Entrance lobby | Drawing room | Dining room
Study | Kitchen/breakfast room | Utility room
Cloakroom | Principal bedroom with shower
room | Guest suite with bedroom, dressing
room/bedroom 5 and bathroom | 2 Further
bedrooms | Further bathroom | Attic room
Detached outbuildings providing garaging for 2
cars, log store and a workshop/further garage
Garden store | Parking | Greenhouse | Kitchen
garden | Beautifully landscaped gardens.
About 0.3 acre
EPC Rating E

The property

Believed to date from the 17th century or earlier, Sellens is an attractive double fronted part black-and-white timbered and tile-hung family home offering almost 2,600 sq. ft. of light-filled flexible accommodation arranged in an L-shaped configuration predominantly over two floors. Attractive period features include casement windows, original joinery, exposed wall and ceiling beams and feature fireplaces.

The ground floor accommodation flows from a welcoming entrance hall and comprises a large 25 ft. drawing room with feature quarry-tiled flooring and large inglenook open fireplace, a generous sitting room with feature fireplace with woodburning stove and a well-proportioned study. The extensive 32 ft. kitchen features quarry-tiled flooring, a range of wall and base units, a Belfast sink, an Aga, modern integrated appliances and a breakfast area with

built-in seating and space for a good-sized table. A fitted utility room with useful cloakroom and a stable door to the rear terrace completes the ground floor facilities.

Stairs rise from the drawing room and kitchen to the first floor which provides a spacious principal bedroom with built-in storage and contemporary en suite shower room, four well-proportioned double bedrooms and two generous modern family bathrooms, both with freestanding baths.

Outside

Having plenty of kerb appeal, Sellens is approached over a central block-paved pedestrian path and through a five-bar gate over a gravelled side driveway providing parking for multiple vehicles and giving access to a large brick- and stone-built outbuilding incorporating a workshop and two open-sided garages/store rooms. The well-maintained walled garden surrounding the property on three sides is laid mainly to level lawn interspersed with specimen trees and bordered by well-stocked flower and shrub beds and features numerous seating areas, a vegetable/herb garden with green house and garden and tool sheds together with generous paved terraces, ideal for entertaining and al fresco dining.

Location

The popular and picturesque village of East Hoathly offers a wide range of day-to-day amenities including a church, village hall, local shops, GP and veterinary surgeries, primary school and sports pavilion with tennis club. The village also benefits from a regular bus service connecting to regional centres, while the nearest train station is in Uckfield. The historic county town of Lewes lies about 9 miles to the south-west and provides an excellent range of shops, restaurants and recreational facilities. The coastal, business and entertainment centres of Eastbourne and Brighton & Hove are approximately 14 and 18 miles respectively.







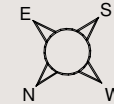






Floorplans

House internal area 2,524 sq ft (234 sq m)
 Garden Store/Garden Tool Shed internal area 112 sq ft (10 sq m)
 Outbuilding internal area 810 sq ft (75 sq m)
 Greenhouse internal area 101 sq ft (9 sp m)
 For identification purposes only.



Location Cont'd

The area offers a wide range of state primary and secondary schooling together with a good selection of noted independent schools including Bede's Senior School, Annan, Lewes Old Grammar, Northease Manor and Eastbourne College as well as Roedean, Charterhouse and Bedales.

Directions

What3words: ///husband.suitcase.slept

General

Local Authority: Wealden District Council
Services: Mains water, electricity and drainage, oil fired boiler.
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,200,000

Lewes

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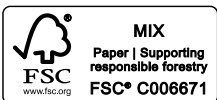
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--- Denotes restricted head height

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