



Corner House, The Street, Arlington, East Sussex

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# Corner House, The Street, Arlington, East Sussex BN26 6RX

A Grade II listed house with plenty of character, in a splendid downland village setting

Hailsham 4.4 miles, Polegate 5.5 miles, Eastbourne town centre 8.7 miles, Lewes and mainline train station 9.5 miles (Victoria/London Bridge about 64 minutes), M23 (Jct 11) 32 miles, Gatwick airport 40 miles

Reception hall | Sitting room | Family room  
Kitchen/breakfast room | Cloakroom | Principal bedroom with dressing room & en suite shower room | 3 Further bedrooms | Family bathroom  
Shed | Garden

## The property

Corner House is a charming Grade II listed home thought to date from the 17th century or earlier. It features elevations of exposed timber framing and painted brick infill while the inside retains plenty of original character, including exposed beams and floorboards, as well as impressive brick-built fireplaces.

The main reception room is the 28ft sitting room with its grand inglenook fireplace and separate seating area with a woodburning stove. There is also a comfortable family room, while the L-shaped kitchen and breakfast room provides fitted wooden units as well as space for all the necessary appliances and a dining table.

Staircases at either end of the property lead to the first floor, which has four double bedrooms of similar proportions. The western staircase leads to the principal bedroom with its adjoining dressing room and shower room, while the eastern staircase leads to a galleried landing with access to the three additional bedrooms and the family bathroom.

## Outside

The property occupies a privileged plot in the heart of the village, between the local pub and the village hall. Parking is available on a concrete driveway at the side, with space for two vehicles, while the garden at the rear provides rolling lawns and meadows, bordered by mature trees and established hedgerows. There is also a brick paved patio for al fresco dining as well as a shed for garden storage.

## Location

The property occupies an idyllic position in the small downland village of Arlington, surrounded by beautiful countryside. The town of Hailsham, four miles away, provides a range of everyday amenities and supermarkets, as well as a choice of schools, while a similar distance away, Polegate provides further amenities and the outstanding-rated Polegate Primary School. The coastal, business and entertainment centre of Eastbourne is about eight miles to the south east, whilst the historic and county town of Lewes is some 10 miles to the west and provides a mainline train station. There is also a mainline train service from Berwick Station, which is just under two miles from the property.







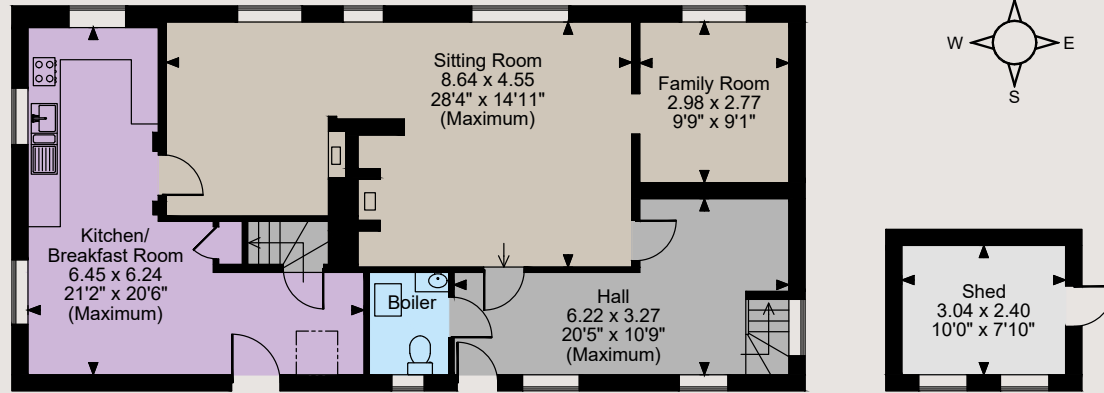
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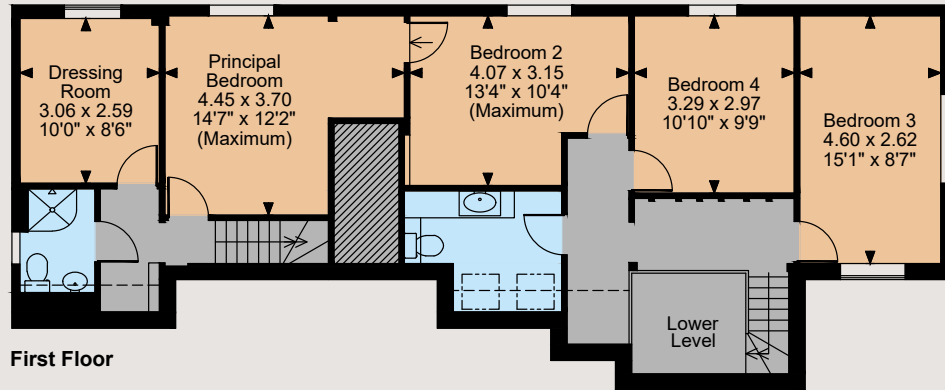


## Floorplans

Main House internal area 1,864 sq ft (173 sq m)  
Shed internal area 79 sq ft (7 sq m)  
Total internal area 1,943 sq ft (181 sq m)



## Ground Floor



## First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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## Directions

From Lewes town centre, take the A26 south towards Newhaven and Brighton, and after just less than a mile, take the first exit at the roundabout onto the A27. Continue on the A27 for just less than 6 miles, before turning left onto Common Lane. After a mile, continue straight ahead at the junction onto Chilver Bridge Road. Continue into Arlington and at the pub, take the lane on your left. The entrance to the property will be on the left.

## General

**Local Authority:** Wealden District Council  
**Services:** Mains water and electricity. Oil fired boiler. Private drainage which has been confirmed is compliant.  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £900,000

## Lewes

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