



POINT HOUSE CROWLINK LANE, FRISTON, BN20 0AX

£2,000,000

Point House, Crowlink, is located adjacent to the iconic Seven Sisters chalk cliffs in one of the most peaceful and idyllic of locations across the South Coast, nestled beside miles of open countryside within the South Downs National Park and offering unrivaled views across this landscape to the English Channel. National Trust land adjoins the garden ensuring tranquility since 1926.

East Dean Village is situated nearby, this picturesque village features historic charm and the Tiger Inn, a traditional pub perfect for relaxing after exploring the downs. Birling Gap, Friston Forest and Cuckmere Haven are all close by.

This 1930's character house offers both wealth and charm throughout with many original attractive internal features. Being arranged over approximately 2400 square feet, accommodation includes four bedrooms, with the main suite having a dressing room and en-suite. There are three reception rooms, a spacious kitchen/breakfast room, utility room, and a boot room.

The property enjoys expansive gardens to the south, east and west, together with numerous areas of lawn with a variety of flowering plants, shrub beds and borders, mature trees, vegetable garden and an enchanting bluebell woodland, all nicely screened with established boundary hedgerows. There is a large garden terrace making this ideal for outdoor dining, entertaining and those simple Martini moments.

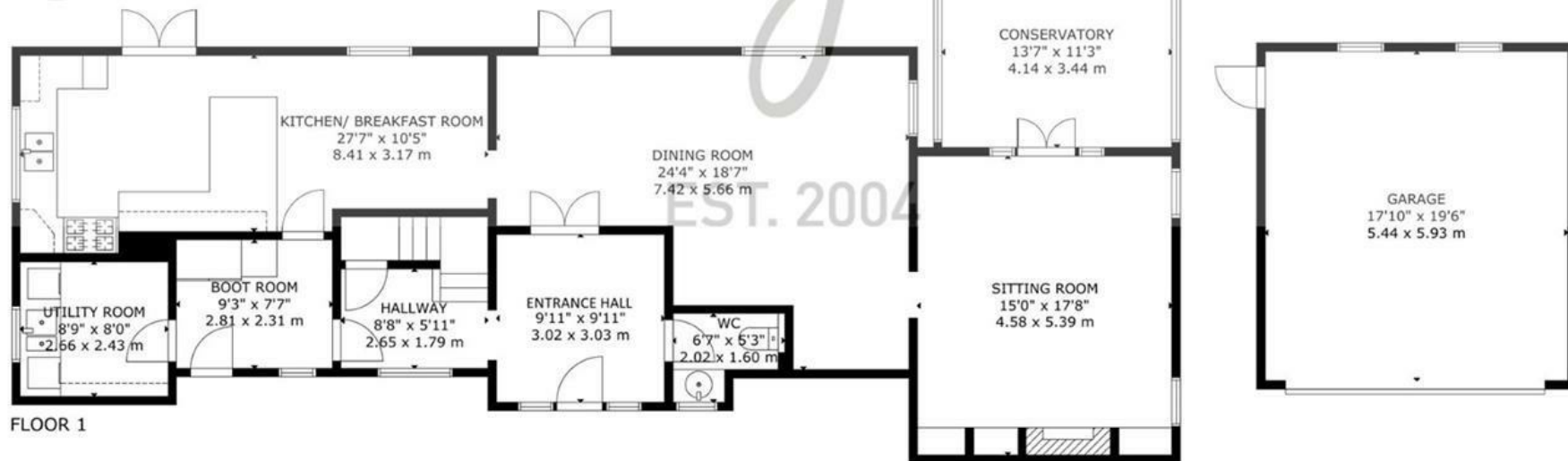
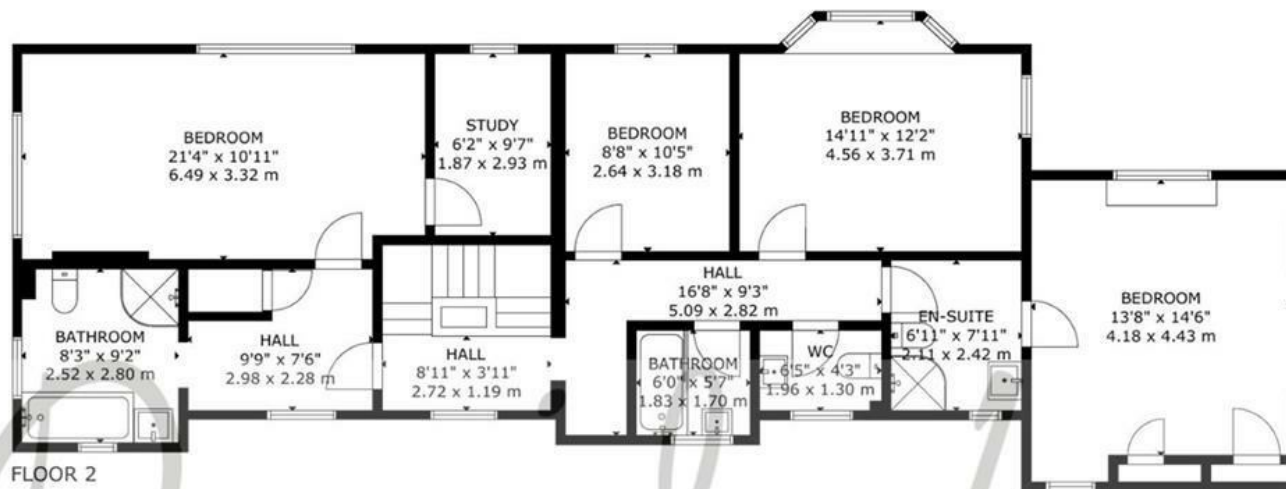
The property is accessed via Crowlink Lane, which from the A259, sits in between the old parish church and pond at Friston.

- DETACHED 1930'S CHARACTER HOUSE IN THE CHARMING HAMLET OF CROWLINK
- SITUATED WITHIN AN IDYLIC AND PEACEFUL LOCATION
- UNRIVALED VIEWS OVER SOUTH DOWNS NATIONAL PARK AND THE SEA.
- FOUR BEDROOMS, EN-SUITE AND DRESSING ROOM TO MAIN BEDROOM
- THREE RECEPTION ROOMS, UTILITY ROOM, CLOAKROOM AND BOOT ROOM
- SPACIOUS KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- SITS ON APPROXIMATELY 0.8 OF AN ACRE ENJOYING A BEAUTIFUL SETTING WITHIN ESTABLISHED HEDGEROW BOUNDARIES
- GATED ACCESS WITH DETACHED DOUBLE GARAGE
- DOUBLE GLAZING AND GAS CENTRAL HEATING









GROSS INTERNAL AREA
 TOTAL: 251 m²/2,705 sq ft
 FLOOR 1: 134 m²/1,444 sq ft, FLOOR 2: 117 m²/1,261 sq ft
 EXCLUDED AREAS: GARAGE: 32 m²/347 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





Ground Floor

Much of the accommodation is positioned along the southern side of the property, allowing all the principal rooms to take full advantage of the spectacular views across the Downs and the English Channel. The kitchen/breakfast room, separate dining room, and sitting room with adjoining conservatory all feature French doors that open out onto the garden terrace. There is also a spacious entrance hall, cloakroom, boot room, and a convenient utility room. Attractive internal features such as ceiling cornices, polished wood flooring, and two fireplaces add charm and character throughout.

First Floor

A polished wooden handrail and balustrade leads gracefully to the first-floor landing, where the layout offers an element of versatility. The main suite includes a home office or dressing room, along with an en-suite bathroom featuring a separate shower. The second bedroom is triple aspect with fitted cupboards, two wardrobes and an en-suite, while the third bedroom is also a generous double. The fourth single bedroom, like the others, enjoys breathtaking views across the Downs towards the English Channel. This floor also includes a family bathroom and a WC.



Gardens and Grounds

Set within a plot of approximately 0.8 acres, the property boasts beautifully maintained front, side, and rear gardens. There are expanses of lawn, mature trees, established flowerbeds and shrubs, a vegetable plot, bluebell woodland, and hedgerow divisions creating distinct garden areas. A standout feature is the garden terrace, which makes the most of the exceptional views and is ideal for alfresco dining and entertaining. A private gate from the garden provides direct access onto National Trust land. Gated access leads to a driveway with the added benefit of a detached, brick-built double garage.



COUNCIL TAX BAND

Local Authority: Wealden District Council

Council Tax Band: G

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: E



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004