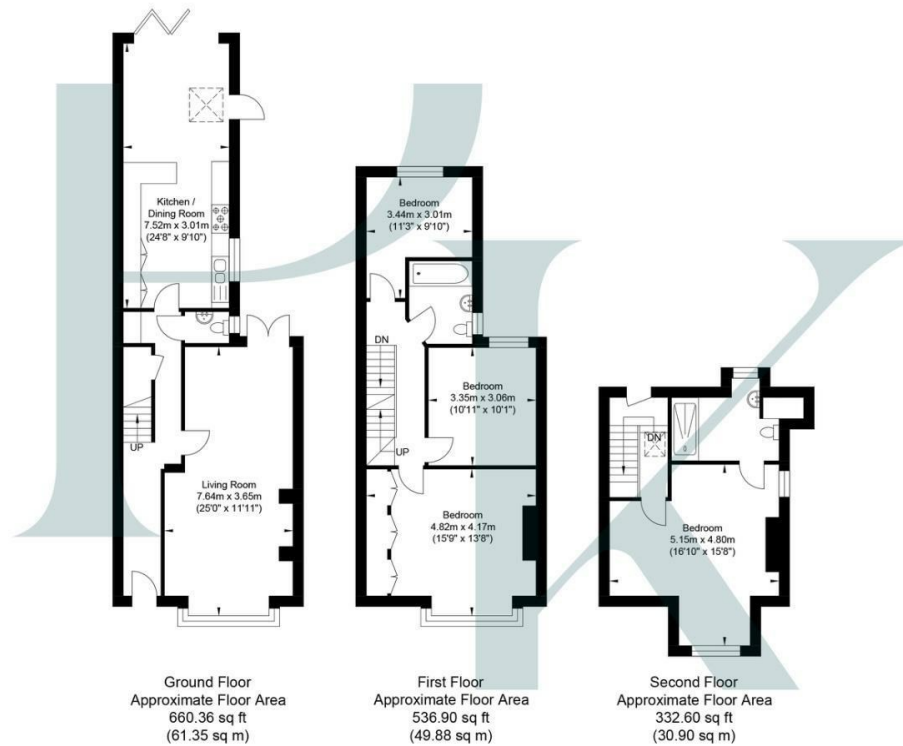




The Street, Brighton, Poynings BN45 7AQ

Offers over £775,000 - Freehold

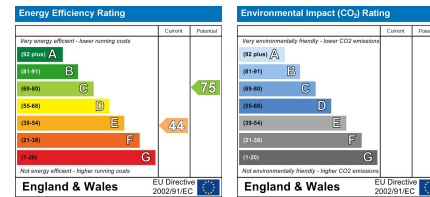
## The Street



Approximate Gross Internal Area = 142.13 sq m / 1529.86 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Council Tax: F

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.



Situated in the heart of the charming village of Poynings, Hilva is an elegant and characterful four bedroom Victorian end-of-terrace home offered for sale with no onward chain. Set within the stunning landscape of the South Downs National Park and nestled at the foot of the famous Devil's Dyke, this beautifully presented property combines period charm with modern comfort in one of Sussex's most desirable rural locations.

Poynings is a quintessential English village with a strong sense of community, surrounded by open countryside yet within easy reach of Brighton and Hove. The home is just moments from two much-loved village pubs, The Royal Oak and The Shepherd & Dog, both of which are particularly popular with walkers and cyclists enjoying the nearby Downs. This is an ideal setting for those who love the outdoors, with miles of footpaths, bridleways and nature on the doorstep.

Inside, the house is arranged over three floors and offers a well-balanced layout with spacious and light-filled rooms throughout. The ground floor features a welcoming living space complete with period fireplace, wooden floors, and sash windows, flowing into a bright, extended kitchen and dining area at the rear. This stylish and functional space opens out onto a private garden with mature planting, lawn and decked seating areas, ideal for relaxing during warmer months.

The first floor offers two generously sized double bedrooms, a single bedroom/office and a beautifully finished family bathroom, while the top floor comprises a superb principal bedroom suite with vaulted ceilings and lovely views across the village and surrounding countryside.

Families will appreciate the selection of excellent schools nearby, including highly regarded state and independent options. The area is served by school buses that run directly to Brighton College, making this a particularly attractive home for families with children attending one of the region's most prestigious schools.

Despite its rural feel, the property enjoys excellent connectivity, with regular buses into Brighton and quick access to the A23 for links to London and Gatwick Airport. The nearby towns of Hurstpierpoint and Henfield offer additional amenities, shops and cafés, and Brighton city centre is just a short drive away.

Hilva offers a rare chance to enjoy village life in a truly spectacular location, with all the practical benefits of modern family living. Viewing is highly recommended to appreciate both the quality of the accommodation and the lifestyle on offer.

Pearson Keehan

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