



**hamlyn
smith.**

Pyecombe Street, Pyecombe, BN45 7EE

OIEO £800,000

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 4 Bedrooms

 2 Receptions

 2 Bathrooms

CASH BUYERS ONLY:

Nestled within the South Downs National Park, this detached four-bedroom family home sits within a seven acres plot of mature gardens and equestrian land / facility.

- CASH BUYERS ONLY
- 7 Acres of mature gardens and equestrian land.
- Detached family home
- Log style static caravan





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📍 50 Goldstone Villas, Hove, BN3 3RS

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CASH BUYERS ONLY:

Nestled within the South Downs National Park, this detached four-bedroom family home dates back to the 1920s and is set within circa 7 acres of mature gardens and equestrian land. Known as Seven Acres, this property has been cherished by three generations of the same family since the late 1940s/early 1950s. The house offers light and spacious accommodation across two floors, with flat roof additions from the 1950s/1960s.

A standout feature of this home is the stunning South-West facing views from the garden and the first floor, offering a superb outlook towards the Downs and Chanctonbury Ring. The property also boasts beautiful views to the East over the neighboring village and other parts of the South Downs.

The 7-acre estate includes equestrian land and attractive gardens, complete with outside stores, garages, and a private driveway. Additionally, there is a log style static caravan that provides comfortable two-bedroom ancillary living space, featuring a deck and a garden area.

The property benefits from garages located at the edge of its private driveway, which offers ample parking and turning space. This charming estate, extending over approximately 7 acres, combines a prime location, breathtaking views, and versatile living spaces

Pyecombe Street, BN45

Approximate Gross Internal Area = 142 sq m / 1528 sq ft

Outbuildings = 38.1 sq m / 410 sq ft

(including Utility & Store)

Total = 180.1 sq m / 1938 sq ft

