

The Street, Selmeston, Polegate, BN26 6TX

Offers In The Region Of £700,000

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A rare opportunity to acquire a beautifully presented four bedroom detached home, originally forming part of a 19th century railway ticket office, now thoughtfully evolved into a stylish and versatile family home.

Owned by the same family for the past 23 years, the property has been significantly improved and extended, most notably by the current owners in the 2010s, with earlier additions dating back to the 1970s. The result is a well balanced home that seamlessly blends character with modern living.

The accommodation is both generous and flexible, with a welcoming main reception room centred around a woodburning stove, creating a cosy focal point. A conservatory provides additional living space, enjoying views over the garden, while the interiors have been tastefully modernised to offer a comfortable and inviting environment.

Externally, the property continues to impress, with a large, well maintained rear garden ideal for both entertaining and family life. A summer house offers excellent additional space for a home office, studio or relaxation area, while the above ground swimming pool provides a fantastic feature for the warmer months.

The home is set within a rural location, offering a sense of tranquillity and privacy, whilst remaining well connected, being adjacent to the Lewes to Eastbourne railway line.

To the front, a private driveway provides off road parking for up to four vehicles.

Overall, this is a unique and characterful home, combining period origins with modern finishes, set within a desirable countryside setting.

























Kitchen/Dining Room
19'11 x 15'2 (6.07m x 4.62m)

Sitting Room
19'6 x 12'2 (5.94m x 3.71m)

Utility Room
9'0 x 6'4 (2.74m x 1.93m)

Conservatory
11'6 x 11'2 (3.51m x 3.40m)

Bedroom
19'5 x 12'2 (5.92m x 3.71m)

Bedroom
14'2 x 12'0 (4.32m x 3.66m)

Bedroom
14'6 x 9'11 (4.42m x 3.02m)

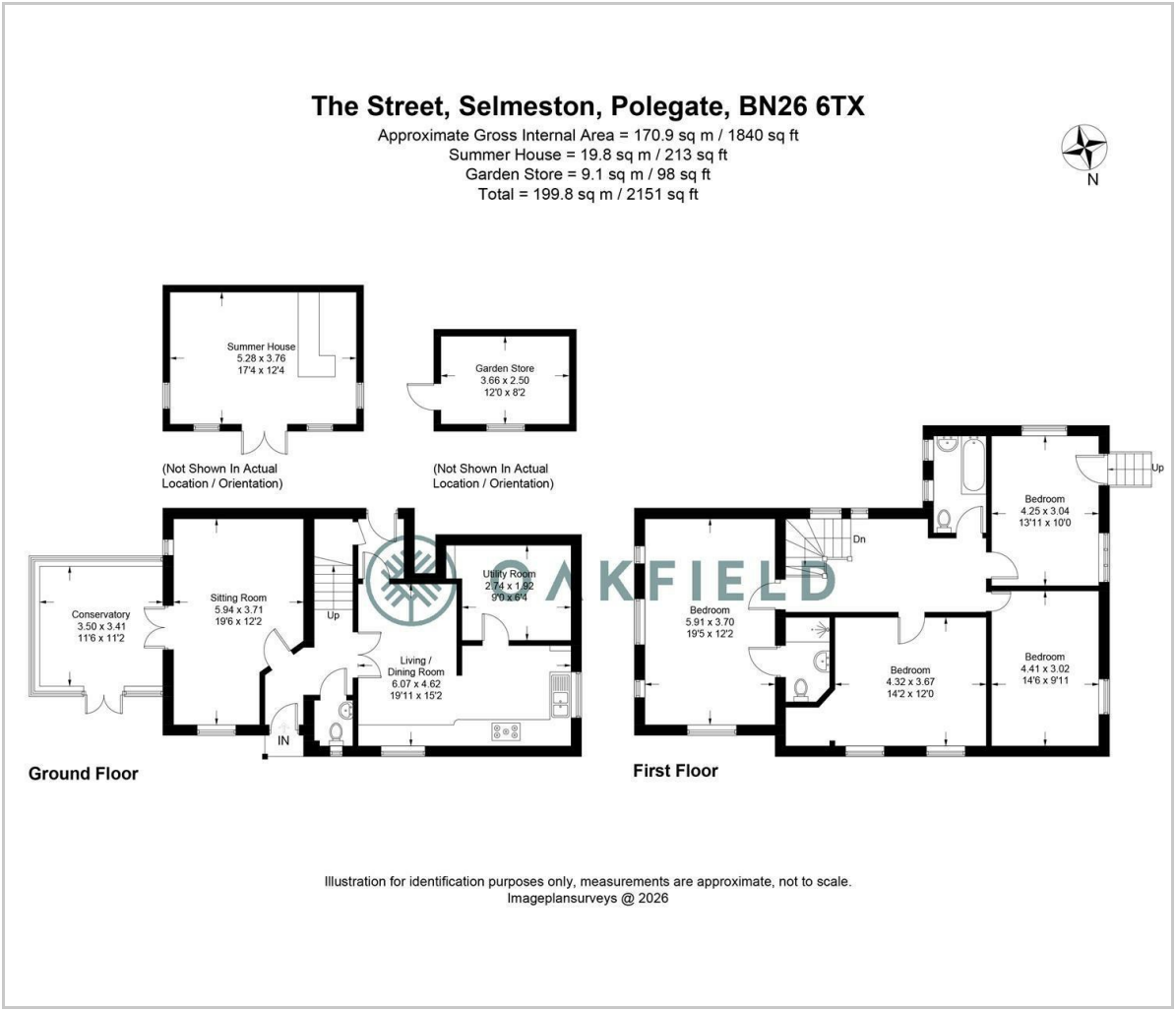
Bedroom
13'11 x 10'0 (4.24m x 3.05m)

Garden Store
12'0 x 8'2 (3.66m x 2.49m)

Summer House
17'4 x 12'4 (5.28m x 3.76m)

Council Tax Band D

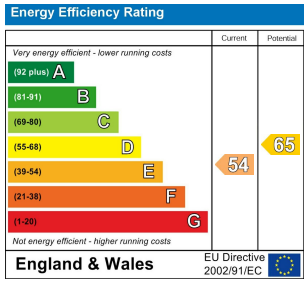
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01273 474101
if you wish to arrange a viewing appointment for this property or require further information.

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