

**Valuers, Land & Estate Agents**

6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**

**Fax: (01323) 722226**

**eastbourne@taylor-engley.co.uk**

**www.taylor-engley.co.uk**

est. 1978



**Taylor Engley**



**The Chalet Filching, Polegate, East Sussex, BN26 5QA**

**Asking Price £695,000 Freehold**

Set in the picturesque hamlet of Filching within the South Downs National Park, this individual four-bedroom detached chalet-style home offers spacious and versatile accommodation over two floors. The ground floor features a through sitting room, dining hall, spacious kitchen/breakfast room, bedroom and shower room. Upstairs are three further bedrooms, including a principal bedroom with en-suite shower room, plus a family bathroom. The property benefits from gas central heating and double glazing. Outside, the rear garden offers generous decking for outdoor dining and relaxation, while the front is mainly lawned. A driveway provides parking for around four vehicles, alongside a spacious timber garage/store. Combining character, generous accommodation and an attractive setting, this is an appealing family home. EPC=C.



Filching is a peaceful hamlet set in the beautiful East Sussex countryside within the South Downs National Park. It offers a relaxed lifestyle while remaining conveniently close to amenities in Polegate, approximately 1¼ miles away, including a mainline railway station with regular services to Eastbourne, Lewes, Brighton and London. The surrounding area provides excellent walking and cycling opportunities, with the South Downs nearby, while the popular seaside resort of Eastbourne is around five miles away.

**\* HIGHLY SOUGHT-AFTER HAMLET OF FILCHING \* INDIVIDUAL HOME DETACHED HOME \* THREE FIRST FLOOR BEDROOMS ONE WITH EN-SUITE \* FAMILY BATHROOM \* GROUND FLOOR BEDROOM & GROUND FLOOR SHOWER ROOM \* SPACIOUS KITCHEN/BREAKFAST ROOM \* SITTING ROOM \* DINING HALL \* CONSERVATORY \* GAS FIRED CENTRAL HEATING & DOUBLE GLAZING \* INTERNAL VIEWING HIGHLY RECOMMENDED \***



## The accommodation

Comprises:

Front door opening to:

### Dining Hall

14'10 x 9'6 (4.52m x 2.90m)

Built-in cloaks cupboard.

### Sitting Room

21'1 max x 10'6 (6.43m max x 3.20m)

(10'6 widening to 12'6 max)

Through room with outlook to front and rear, wood burner, two radiators, downlighters, double door opening to rear garden.

### Kitchen/Breakfast Room

18' max x 13' max (5.49m max x 3.96m max)

(13' max widening to 9'6)

Spacious room comprises, range of base and wall mounted cupboards, granite worktops with tiled splash back and inset one and a half bowl sink unit, electric oven, gas hob with extractor fan over, microwave oven, dishwasher, space for American style fridge/freezer, radiator, downlighters, outlook to rear and double door to rear.

### Utility Room

8'5 max x 5'9 max (2.57m max x 1.75m max)

Worktop with inset sink unit with cupboard below, wall mounted cupboard, floor based Worcester gas fired boiler, space and plumbing for washing machine with space for tumbler dryer over, door to side.

### Ground floor bedroom 4

10'8 x 10' (3.25m x 3.05m)

Radiator, wide opening to:

### Conservatory

9'10 max x 9'7 max (3.00m max x 2.92m max)

Electric heater, radiator, power and light, door opening to front garden.

### Ground Floor Shower Room

Tiled shower cubicle, wash hand basin set into cabinet, low level wc with concealed cistern, part tiled walls, chrome effect heated towel rail, tiled floor, downlighters, window to side.

Stairs rising from dining hall to:

### First Floor Landing

Feature window to half landing with outlook to front, radiator, walk-in cupboard with light.

### Bedroom 1

14' max x 11'1 (4.27m max x 3.38m)

(14' max reducing to 12'8)

Walk-in wardrobe cupboard with shelving and light, two double fitted wardrobe cupboards, radiator, downlighters, two windows with outlook to rear.

### En-Suite Shower Room

Spacious shower cubicle with rainfall shower and hand held shower

fitments, wash hand basin set into cabinet, shaver point, low level wc, chrome effect heated towel rail, part tiled walls, window to rear.

### Bedroom 2

14'7 max x 13'9 max (4.45m max x 4.19m max)

(14'7 max into window recesses x 13'9 max reducing to 8'8 to cupboard front)

Fitted wardrobe cupboards, two radiators, under eaves cupboard, outlook to front and rear.

### Bedroom 3

10'8 x 10' max (3.25m x 3.05m max)

(maximum wall to wall measurements include depth of fitted bedroom furniture)

Two fitted wardrobe cupboards, wall mounted cupboards over bed recess, radiator.

### Family Bathroom

Bath with mixer tap and shower attachment, shower screen and tiled surround, wash hand basin set into drawer unit, low level wc with concealed cistern, chrome effect heated towel rail, downlighters, loft hatch to roof space window to side.

### Front Garden

Laid to lawn with pathway leading to the property, established trees and shrubs.

### Rear Garden

Having blocked paved patio area to immediate rear, steps rising to two spacious decking area's established shrubs and trees, outside tap gate to side providing access to the front garden.

### Garage/Store

17'7 max x 16'1 max (5.36m max x 4.90m max)

(17'7 max x 16'1 max are the maximum wall to wall measurements, 17'7 max widening to 22'7 max into recess area - measurements include depth of internal pillars, fittings and structures).

Timber framed under a tiled roof, light and power, double doors and single door to front.

### Driveway Parking

Driveway parking to front for approximately four cars.

### COUNCIL TAX BAND:

Council Tax Band -F' Wealden District Council.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

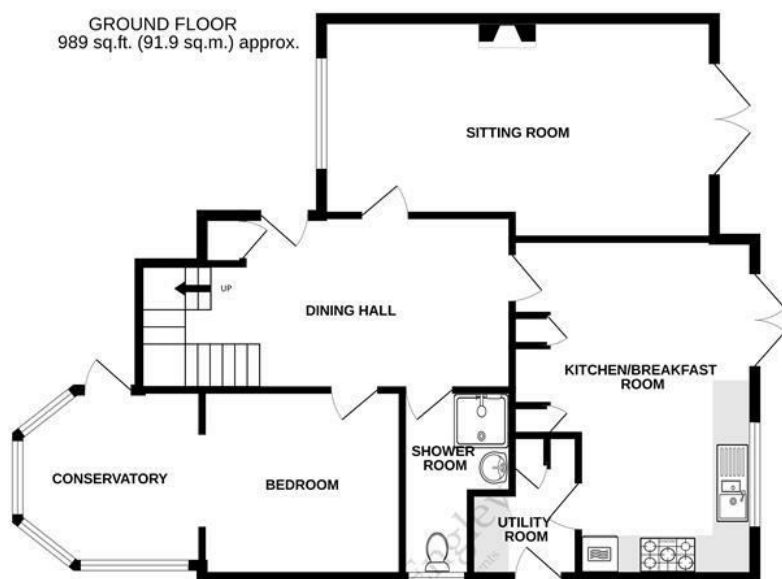
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









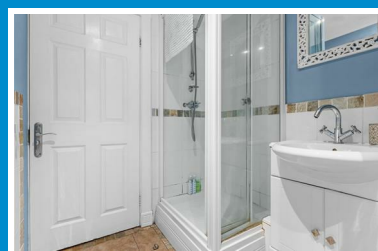
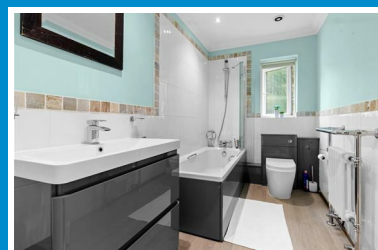
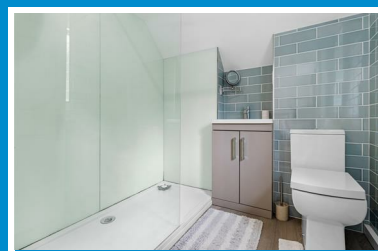
**1ST FLOOR**  
772 sq.ft. (71.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1761 sq.ft. (163.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
|                                             | <b>71</b> | <b>79</b> |

**England & Wales**

EU Directive  
2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

**England & Wales**

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**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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