



ARLINGTON

**Lewes  
Estates**

Arlington is a highly regarded Downland village where properties rarely become available, providing a local, renowned public house & tea rooms. The nearby South Downs & Cuckmere Valley offer extensive opportunities to avid walkers with Arlington Bluebell Walk, Arlington Reservoir & Abbotts Wood providing further nature walks & fly fishing. South Downs National Park offers beautiful scenery and local highlights such as award-winning vineyards, Glyndebourne Opera House and the historic County Town of Lewes are all easily accessible. Mainline railway services are available from Berwick (approx. 2.5 miles away). The property is also within 30 minutes drive of Newhaven for ferries, and Gatwick Airport, London & Brighton are easily accessible via mainline train services.

- Semi-rural location with stunning views
- Charming period features
- Large gardens
- Garage and parking
- Study
- 2 double bedrooms
- Luxury en-suite shower room plus additional separate bathroom



Nestled in the heart of the South Downs National Park, The Old School is an enchanting, well presented semi-detached period property situated at the end of a no-through road, within the popular and attractive village of Arlington. Stunning views extend from the first floor across the Sussex countryside.

Dating from 1891, this delightful former village school offers two double bedrooms, three reception rooms and provides well-proportioned, flexible accommodation, which incorporates the original charm and character of the period. The internal spaces of this attractive brick and flint residence boast an array of features including hand made glass in the entrance porch, stripped wood internal doors, feature fireplaces, stable doors, exposed beams and exposed floorboards in part.

Approached via a shingle, landscaped cottage garden at the front of the property, a stable door opens into the entrance porch with access in turn into the entrance hall with a feature fireplace. A truly welcoming, comforting family space is offered by the 18 ft double aspect living room, which is warmed by the rich coloured décor and a wood burning stove set into an open fireplace. Double doors afford views and access to the gardens and a further door opens to a study (currently used for storage).

The accommodation on the ground floor further provides a 13 ft country style kitchen with an electric range oven and built-in larder cupboard with a double-width opening to a 14 ft dining area with exposed brickwork. There is also a separate utility room with a 'deep fill' sink and space for appliances.

The 14 ft master bedroom suite on the first floor benefits from fitted wardrobes and enjoys unspoilt views over the countryside towards the South Downs. Exposed floorboards and a vaulted ceiling with exposed beams are complimented by a luxury, modern en-suite shower room which is open plan to the bedroom. The en-suite comprises a shower cubicle, WC and a stone wash hand basin set onto a vanity unit.

Completing the accommodation on the first floor is a further 18 ft double aspect bedroom with exposed floorboards, elevated views, fitted cupboards and wardrobes and a sumptuous family bathroom with a white suite which includes a 'deep fill' double-ended bath with shower over and a 'floating' wash hand basin.

Agent's note: we understand that there is scope to reinstate the third bedroom (if required) by dividing the second bedroom, subject to the relevant planning consents and permissions.

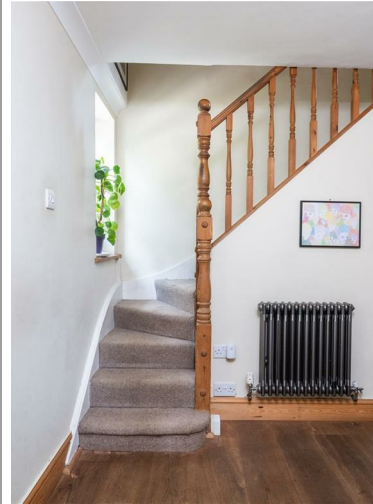
Externally, the well-designed landscaped rear garden is, in our opinion, a particular feature being of a good size (around a third of an acre) and stocked with numerous trees, flowerbeds and shrubs along with a range of unusual specimen conifers. A patio area adjacent to the property provides a superb al fresco dining/entertaining space with ample room for garden furniture. From the patio there is a flagstone and pebble laid pathway which leads through the garden, past a greenhouse, to an enclosed vegetable garden with raised beds. The rear section of the garden has a large pond stocked with aquatic plants and wildlife, such as green carp, sticklebacks and newts. There is an attractive, tiered and planted waterfall and a raised decked area. The fruit garden can be accessed via the 40 ft rose covered pergola and offers soft fruit bushes and various fruit trees including apple, damson, plum and cherry. There is a separate apiary area containing beehives (available to purchase).

The property further benefits from a garage with double doors, power, lighting and a pedestrian door to the rear. There is additional off-street parking for one vehicle.

Viewings are highly recommended to appreciate this rare opportunity and are strictly by appointment with Lewes Estates.

Agent's note II: Please be advised that the main photograph is of the rear of the property.

Energy Performance Rating: D  
Council Tax Band: E  
Tenure: Freehold



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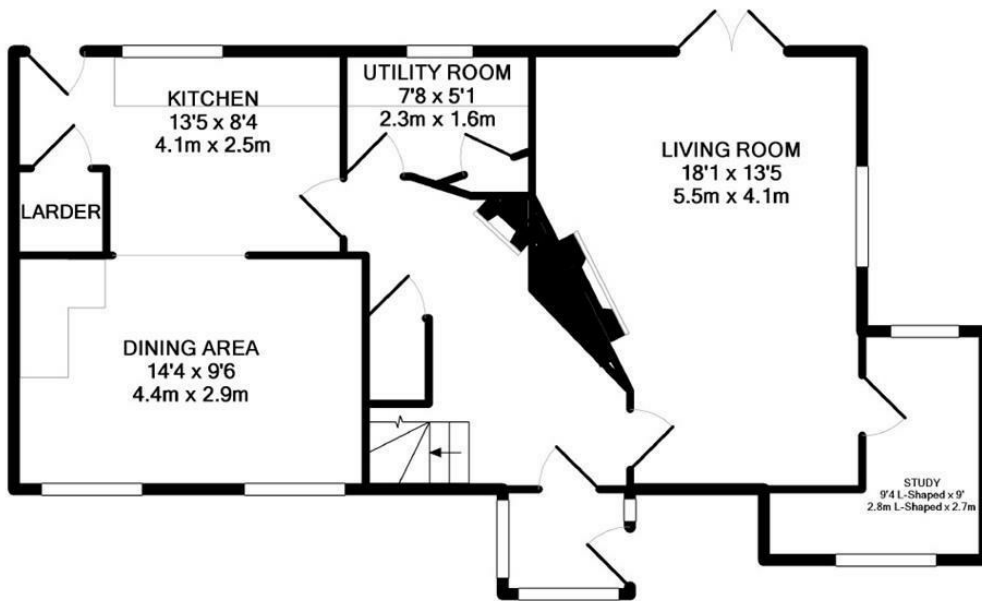
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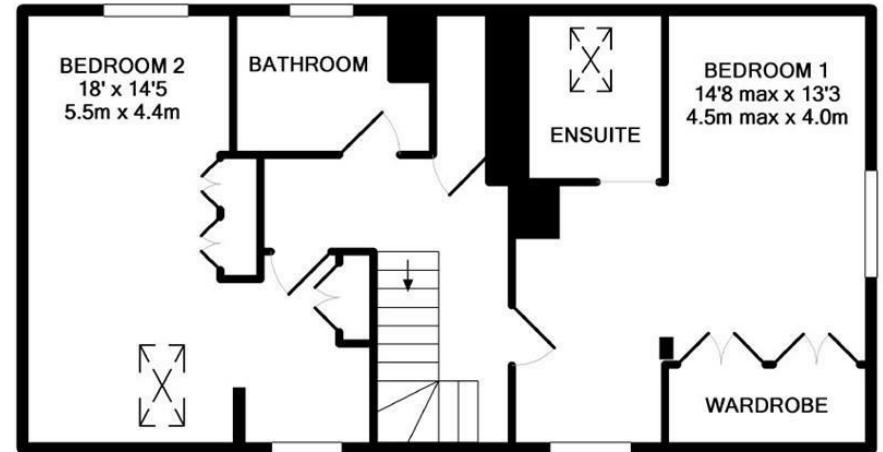
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The gardens are a lovely part of this unique home, running alongside open countryside the rear garden has a mixture of open lawn areas tree lined borders, a large pond fully of lily-pads, terrace areas and a mixture of well stocked shrubs and bushes - a real haven not to be missed.





GROUND FLOOR  
APPROX. FLOOR  
AREA 688 SQ.FT.  
(63.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 594 SQ.FT.  
(55.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1282 SQ.FT. (119.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



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