



**Amarisa, Berwick,  
East Sussex, BN26 6TB  
£595,000**

**Rager & Roberts**



**Amarisa, Berwick, Polegate, East Sussex, BN26 6TB**

# A well proportioned 4/5 bedroom detached family house located in the popular village of Berwick affording views of the countryside.

entrance lobby • spacious reception hall • sitting room • dining room • 3rd reception room/bedroom 5 • 29' conservatory  
large kitchen/breakfast room • utility room • 4/5 bedrooms • 2 en suite shower/bathrooms • family bathroom/wc • double glazing and lpg heating

## Description

A well proportioned 4/5 bedroom detached family house located in the popular village of Berwick affording views of the countryside. Constructed in the early 1990s Amarisa provides spacious and flexible accommodation with benefits including a large sitting room with a handsome open fireplace, 2 further reception rooms and a spacious conservatory which overlooks an attractive south westerly landscaped garden. An appointment to view is highly recommended.

## Location

Amarisa is enviably situated on the edge of the South Downs National Park with easy road and rail access to the principal towns of Eastbourne and Lewes (approximately 9 miles). Within walking distance is the local pub the 'Berwick Inn' and the train station with rail services to Brighton, Gatwick and London Victoria. The area provides good access for private and state schools.

Approached from gravelled driveway with door to

**Entrance Lobby** with radiator.

**Reception Hall** 14'10"x8' (4.52mx2.44m) maximum with radiator, under stairs storage cupboard.

**Sitting Room** 16'2"x12'10" (4.93mx3.9m) with radiator, handsome fireplace with brick surround and tiled hearth, far reaching rural views and folding double doors giving access to

**Dining Room** 12'9"x9'6" (3.89mx2.9m) with radiator, patio doors to

**Conservatory** 29'10"x14'7" (9.1mx4.45m) commanding a lovely garden aspect with 2 radiators, tiled floor, two sets of patio doors to sun terrace and garden.

**Third Reception Room/Bedroom 5** 11'10"x9' (3.6m x 2.74m) with radiator and views across the surrounding countryside door to **en suite Shower Room** with built in shower cubicle, low level wc, wash basin with mixer tap inset into vanity unit with cupboards below, heated towel rail.

**Large Kitchen/Breakfast Room** 17'3"x11'1" (5.26m x 3.38m) fitted with extensive range of working surfaces with cupboards and drawers below and matching light oak cabinets over, one and a half bowl inset stainless steel sink unit with mixer tap, built in Neff double oven with Neff four ring ceramic hob with filter hood above, built in Bosch dishwasher, fitted fridge/freezer, radiator.

**Utility Room** 9'x6'2" (2.74mx1.88m) with working surface with cupboard below and matching cabinets over, single bowl stainless steel inset sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, radiator, door to side access to garden.

The staircase rises to the **Galleried Landing** with far reaching views, radiator, double shelved linen storage cupboard housing Gloworm gas fired boiler, access to loft space.

**Master Bedroom suite comprising Bedroom 1** 14'5"x12'9" (4.4mx3.89m) with panoramic views of the countryside and downland, radiator, range of built in wardrobe cupboards. Door to

**en suite Bathroom** with panelled Jacuzzi bath with mixer tap and shower attachment, built in corner shower unit, low level wc, wash basin inset into vanity unit with cupboards and drawers below, heated towel rail.

**Bedroom 2** 12'7"x9'7" (3.84mx2.92m) with built in wardrobes, radiator, lovely views of the rear garden and wood.

**Bedroom 3** 12'5"x8'10" (3.78mx2.7m) with radiator, built in wardrobes, views across surrounding countryside and downland.

**Bedroom 4** 11'x9'8" (3.35mx2.95m) with radiator and lovely views of the rear garden and wood.

**Family Bathroom** with panelled bath with mixer tap and shower over, low level wc, washbasin inset into vanity unit, radiator, ceramic tiled floor.

## Outside

To the front of the property there is a gated gravelled driveway providing off street parking for numerous vehicles. To the rear of the property there is a most attractive south westerly landscaped garden which incorporates a substantial sun terrace with steps leading up to an area mainly laid to lawn for ease of maintenance which is adjoined by various shrub borders and a fruit cage.

**Tandem Garage** 27'11"x10'3" (8.5mx3.12m) maximum with power and lighting. Offering potential for an annexe, subject to planning consents.

**Tenure** Freehold

### TOWN CENTRE OFFICE

36 Cornfield Road  
 Eastbourne BN21 4QH  
 Tel: 01323 430133  
 Fax: 01323 430144

### OLD TOWN OFFICE

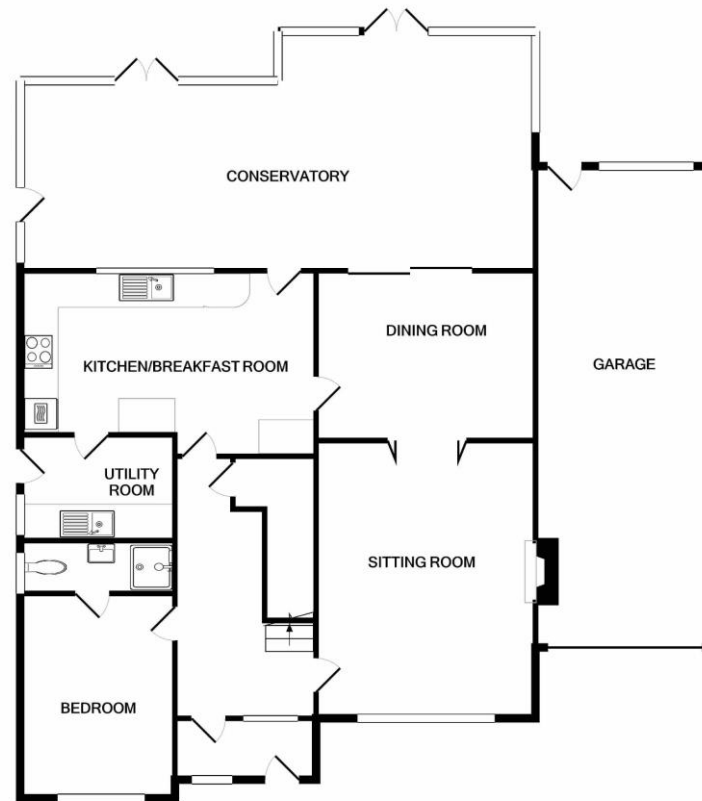
117 Green Street  
 Eastbourne BN21 1RS  
 Tel: 01323 419911  
 Fax: 01323 641941

### ALFRISTON

1 North Street  
 Alfriston BN26 5UG  
 Tel: 01323 871171  
 Fax: 01323 430144

**e-mail:** sales@ragerroberts.co.uk  
**website:** www.ragerroberts.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	82
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1526 SQ.FT.  
 (141.8 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 842 SQ.FT.  
 (78.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2368 SQ.FT. (220.0 SQ.M.)

While 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.  
 Made with Metropia 6/2020

We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.

