



Pinnacle Point Eastbourne, East Sussex

RAGER & ROBERTS
ESTATE AGENTS & VALUERS

STRUTT & PARKER

Pinnacle Point

Eastbourne, East Sussex

BN20 7XN

Eastbourne train station 1.8 miles, Lewes 19 miles, Brighton & Hove 26 miles, Gatwick Airport 52 miles, London 68 miles

A unique architect designed house in an exceptional coastal position, with spectacular panoramic sea views, lying adjacent to the South Downs National Park

Entrance vestibule | Entrance hall | Open plan drawing room and dining room | Large covered balcony | Kitchen | Cloakroom | Secondary entrance hall

Principal suite comprising bedroom and bathroom
4 Further bedroom suites all with spacious en suite bathrooms, one with a study area

Swimming pool | Integral garage | Parking
Secluded garden | Orchard area

About 0.4 acre

Situation

Pinnacle Point occupies a unique elevated coastal position with superb views over the sea and along the coastline. Conveniently located on the western edge of Eastbourne the property lies in a secluded position, within the Conservation Area, adjacent to the boundary of the South Downs National Park, and close to the majestic cliffs of Beachy Head. Meads village is a short distance from the property and provides a good range of local shops, cafés and restaurants.

Eastbourne town centre provides a more comprehensive range of shops, together with many cultural and sporting facilities including

the Victorian seafront promenade with theatre complex and International Lawn Tennis Centre at Devonshire Park. The town has three principal golf courses, one of the largest marinas in Europe, and a David Lloyd Sports Centre. Eastbourne has a mainline train station with services to London (London Victoria in about 1 hour 30 min) also to Brighton and Ashford International. There are channel ferries from Newhaven, about 12 miles to the west, and further cross channel links from Folkstone and Dover in approximately 65 miles and 72 miles respectively. Gatwick Airport is about 52 miles. The internationally renowned Glyndebourne opera house is about 17 miles to the west.

The historic county town of Lewes is about 19 miles to the west and the colourful city of Brighton and Hove is 26 miles distant.

Eastbourne is close to some of the most beautiful and striking countryside in the United Kingdom. The iconic white cliffs of the Seven Sisters Country Park, together with the South Downs National Park provide many miles of spectacular unspoilt countryside and coastline for walking and recreation.

There are a number of excellent private and state schools in the area including Eastbourne College, Moira House Girls' School, St Andrew's School, Bede's and Gildredge House Free School.

The property

Pinnacle Point has been designed to take maximum advantage of its unique position and offers exceptionally light, spacious and flexible accommodation over three floors. Double oak doors on the ground floor provide entry to the house at ground level. From the entrance hall double doors lead into the open plan drawing and dining room where full height glazing inset with sliding doors, opens onto the large covered balcony, the ultimate 'room with a view'.

The part vaulted ceiling and the triple aspect add to the wonderful sense of light and space. From the balcony, steps lead to a sheltered walled sitting area, perfect for al fresco dining. The kitchen is located behind the dining room and has a generous range of units.









There are five spacious bedroom suites all with en suite bathrooms. The three bedrooms on the garden floor have sliding glazed doors giving access to the garden. The bedroom suite on the ground floor has glazed sliding doors to a wide balcony and there is a further bedroom suite on the first floor which also has a study area.

A secondary entrance and entrance hall on the ground floor offers the potential to create an annexe which could suit a number of uses. In the recent past the present owners have run a very successful award winning bed and breakfast business. Many well-known sports stars and personalities from the world of entertainment have stayed at the property.

Pinnacle Point is approached via a shared secure gated lane. From the lane a set of double wooden gates give access to the property and a paved parking area, which lies adjacent to the house and its integral garage. The grounds lie predominantly to the south and north of the house and are surrounded by well-established shrubs and some mature trees, giving a sense of seclusion and privacy.

The attractive raised pool area is located on the west side of the property. To one side of the pool is a pergola which is over planted with a mature vine and this provides a sheltered place to sit and enjoy the stunning coastal views. There is a sweeping area of lawn adjacent to the south side of the house with a central plinth with a compass point. From the lawn, steps lead to a large mature tree which has a raised area of decking built around its trunk providing a delightful sitting area. To the north of the property is an 'orchard' area which we are told by the current owners is under planted with a profusion of spring bulbs and flowers. About 0.4 acre.

Services

Mains water, electricity, gas and drainage.

Covenants

The sale of Pinnacle Point is subject to covenants. For further details please contact the agents.

Local authorities

Eastbourne Borough Council. Tel: 01323 410000
East Sussex County Council. Tel: 03456 080190







Council tax
Band G

EPC rating
Band D

Directions

From Eastbourne Pier proceed along the seafront for about 1.5 miles in a westerly direction, along Grand Parade which becomes King Edward's Parade, which in turn becomes Dukes Drive. At the far western end of the sea front and just after passing Bede's School on the left the road bends sharply to the right. Immediately before the bend, the gated entrance to Foyle Way lies on the left by a refreshment kiosk. The entrance to Pinnacle Point will be seen after a short distance along Foyle Way on the left hand side.



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60 offices across England and Scotland, including Prime Central London

Floorplans
Gross internal area.
3,746 sq ft (348 sq m).
For identification purposes only.



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