

THE ENGINE HOUSE
KING EDWARD VII ESTATE

House EH2

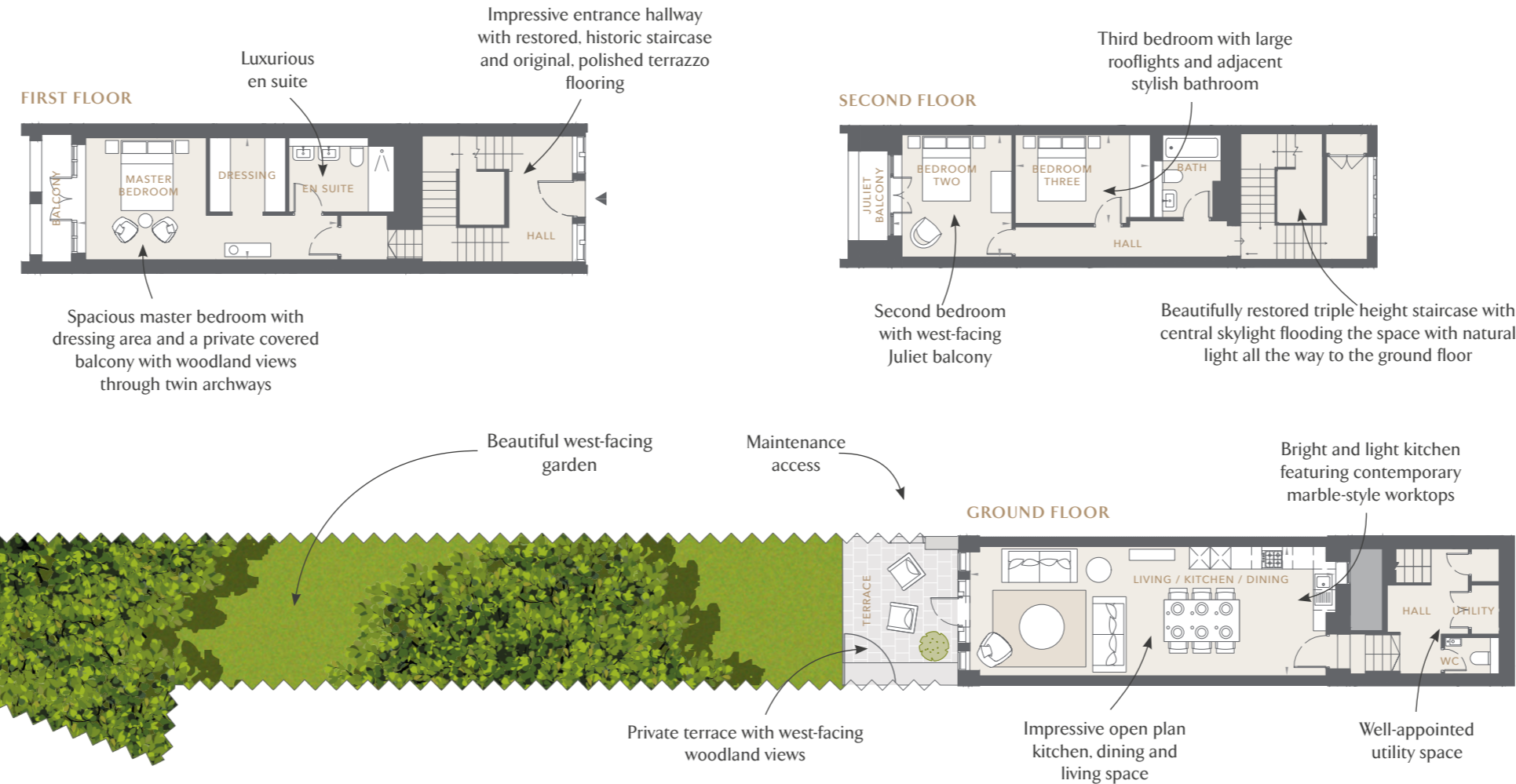
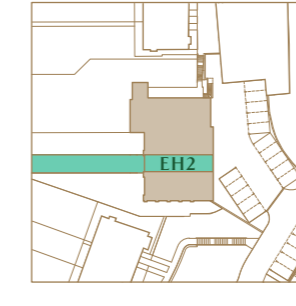
A elegant home with open spaces and views from every level

Perfectly located in the heart of the South Downs, this superb three bedroom, three storey house, with terraces or balconies on each floor, and rooflights to the upper level, is simply exquisite.

The impressive 34 foot long living room is light and airy with a large open plan kitchen and dining area for entertaining. Patio doors set within the stylish exposed glazed brick wall open out onto a private west facing terrace - the perfect spot for enjoying an evening drink with beautiful garden space and woodland views.

The spacious master bedroom features a luxurious en suite, dressing area and a private terrace. Views of the woodland can be seen through a unique twin archway. A balcony to the second bedroom with delightful views overlooking the gardens is lovely to wake up to, while the third bedroom is well-lit by its large rooflights. The third bedroom also benefits from an adjacent luxurious bathroom.

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Dimensions

Total Area: 1675 sq ft (155.6 sq m)

Living/Kitchen/Dining (max.)	34' 10" x 12' 4"	(10.6m x 3.7m)
Master Bedroom (max.)	24' 10" x 11' 7"	(7.5m x 3.5m)
Bedroom 2 (max.)	11' 7" x 11' 7"	(3.5m x 3.0m)
Bedroom 3 (max.)	12' 1" x 8' 5"	(3.9m x 2.6m)
Garden (max.)	98' 0" x 16' 0"	(29.9m x 4.9m)