



Conifers, Sweet Hill, BN1
Offers In Excess Of £1,250,000

ASTON
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EXQUISITE

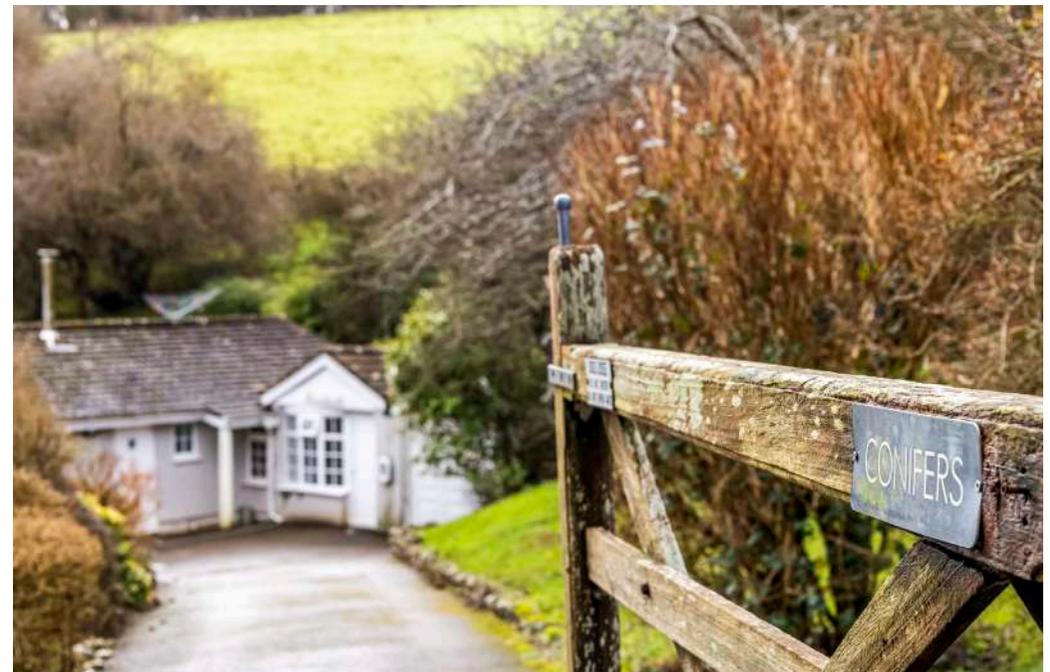
INTRODUCING

Conifers, Sweet Hill, BN1

Generous Bungalow with Stables, Outbuildings, Land, Paddocks and Sand School

Key features:

- Beautifully presented 2-3 bedroom bungalow set on 2-acres with stables (originally laid out as three bedrooms)
- Renovated throughout with a versatile layout
- External fields currently set up for keeping horses on site
- Potential to extend the house and convert outbuildings
- Nestled on the South Downs National Park
- Spa pool and wrap around gardens with several fruit trees
- Energy efficiency through solar panels with a battery storage system, an air source heat pump and underfloor heating throughout. An EV smart charging point is installed by the garage.
- Excellent transport links by road to London, Gatwick and along the South Coast
- Excellent schools nearby
- Easy access by car or bus to the coast and Brighton & Hove City Centre
- 2059.77 sq. ft. total house footprint– PLUS over 1100 sq. ft. total outbuildings





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Introduction:

Tucked away from the main roads on the South Downs National Park, Conifers is a wonderfully peaceful retreat offering the rare balance of countryside living with exceptional connectivity. Internally, the property offers a versatile layout with two kitchen-living areas and two well-proportioned double bedrooms. In recent years it has been thoughtfully renovated by owners with a keen eye for sustainability as well as design, creating interiors that balance contemporary style with comfort and practicality.

Set within approximately two acres of land, the property currently comprises a beautifully renovated two/three-bedroom bungalow finished to a high standard throughout, while the generous grounds present exciting potential for further development, subject to the necessary planning consents.

Equally suited to equestrian use, the land has been thoughtfully arranged with three stables, paddocks for grazing and sand school, creating an ideal environment for housing ponies or horses. Surrounded by the rolling landscapes of the Downs and enjoying far-reaching views across the countryside, this unique property offers a lifestyle opportunity rarely found so close to Brighton, with easy access to both the A23 for London and the A27 along the south coast.

Exterior & Entrance Hall:

Entirely unique, this single-storey residence occupies its own peaceful setting on Sweet Hill, accessed from Waterhall Road. Approaching from London Road beneath the bridge, the landscape quickly opens out as the rolling South Downs rise around you, with neat hedgerows guiding the way to the generous driveway at Conifers. Here there is ample parking across the forecourt and within the garage.

From the outside, the house appears modest, yet it unfolds to reveal more than 2,000 sq. ft. of flexible living space. As a detached property sharing the quiet lane with just one neighbouring home, it enjoys an exceptional sense of peace and privacy. Windows on all sides draw in natural light and frame views of the surrounding countryside, enhancing the calm atmosphere throughout.

Stepping through the front door, a spacious entrance hall provides a welcoming introduction, complete with an adjoining boot and tack room offering excellent storage for outdoor and equestrian equipment. Polished concrete flooring flows seamlessly through the home, creating a sense of cohesion while pairing beautifully with the soft palette of pale greys and crisp white walls. With boots off, coats hung and riding gear stored away, the first reception room invites you to unwind beside the warmth of the wood-burning stove.





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Reception Room One:

Bright and airy, with two casement windows framing leafy views, this calming space offers room for both formal dining alongside the kitchen and comfortable seating arranged around the wood-burning stove. Running neatly along the rear wall, the kitchen is finished in crisp white cabinetry, incorporating a range cooker and space for freestanding appliances, creating a practical yet understated backdrop to the room.

As one of two open-plan reception spaces within the home, this arrangement offers excellent versatility. It would lend itself particularly well to multi-generational living or, if desired, could form part of a self-contained area suitable for holiday letting or a long-term rental, providing potential for additional income.



Family Room & Reception Room Two:

From the first reception room, double doors open through to a bright family or garden room where a wall of glazing frames the garden and allows the outdoors to become part of the living space. Beyond this lies the second reception room, arranged in a similar open-plan style with a streamlined kitchen, space for dining and a comfortable seating area gathered around a contemporary wood-burning stove.

Together, these interconnected rooms offer exceptional flexibility, providing areas for relaxation, entertaining, hobbies or a playroom for younger family members. Filled with natural light throughout the day, they are spaces to be enjoyed in every season, though they come into their own during the warmer months when the garden becomes a natural extension of the home. This side of the house also has its own front entrance, allowing it to be completely self-contained, and both living spaces have independent access to the utility room from the front patio.





Principal Bedroom Suite & Study/Dressing Room:

From the first reception room, a door opens into a bright study where a deep bow window frames tranquil, private views across the garden. Adjoining this space is the larger of the two bedroom suites, a beautifully proportioned room with French doors opening directly onto the garden.

The suite enjoys sole access to a gleaming en suite bathroom, thoughtfully designed with a contemporary interpretation of a classic period style. Here, a freestanding roll-top clawfoot bath sits alongside a separate rainfall shower lined in distinctive brick tiling, creating a space that balances character with modern comfort.

Generous in scale, the bedroom allows for a variety of furniture arrangements, while the adjoining study could easily be reimagined as a dressing room or walk-in wardrobe if desired.



Second Bedroom Suite:

Mirroring the style and generous proportions of the first bedroom, the second bedroom suite also enjoys French doors opening directly onto the garden. During the warmer months, this allows you to wake to birdsong and step outside to enjoy a quiet morning coffee on the patio, or later unwind with a drink as the sun sets in the west beyond the hillside.

The suite is further enhanced by a spacious walk-in wardrobe offering ample storage for clothes and shoes, while the adjoining bathroom is finished in a contemporary style with a deep bath and shower above, creating a comfortable and well-appointed private retreat.





Outside Spaces & Outbuildings:

At the rear of the house, a neat paved terrace provides the perfect setting for alfresco dining and relaxed entertaining. Steps rise to a spa pool hot tub for year-round enjoyment before leading onto a secluded lawn bordered by a selection of mature fruit trees which cast welcome dappled shade during the summer months. Beyond, the garden gently climbs the hillside with sweeping areas of lawn and established trees whose spring blossom and nesting branches attract a wealth of wildlife, creating a wonderfully natural setting.

To one side of this open ground sit several useful outbuildings which form the heart of the property's equestrian facilities. Three buildings currently provide stabling for up to two horses, while two additional structures offer generous space for machinery, tack storage and feed. For those not requiring equestrian use, these buildings also present excellent potential for alternative uses or conversion, subject to the necessary permissions.

Continuing up the hill, the land levels out to reveal a fenced riding arena laid with sand, providing an ideal space for schooling, training and everyday exercise. Together with the surrounding paddocks and immediate access to the Downland landscape, the grounds offer a superb and highly practical environment for those with horses or ponies.



Owner's thoughts

"We have truly loved the space and freedom this home has given us, which we created as two linked living areas to suit our lifestyle. It is wonderfully peaceful here, yet incredibly well connected by road, and there are beautiful footpaths leading straight onto the South Downs which we have enjoyed exploring throughout the decade we have lived here.

As equestrians, it has been the perfect setting for both us and our ponies, with the land and facilities working beautifully for day-to-day life. It's a very special place, and we hope the next owners will enjoy the lifestyle it offers just as much as we have."

Education

Primary: Patcham Primary School, Westdene Primary School

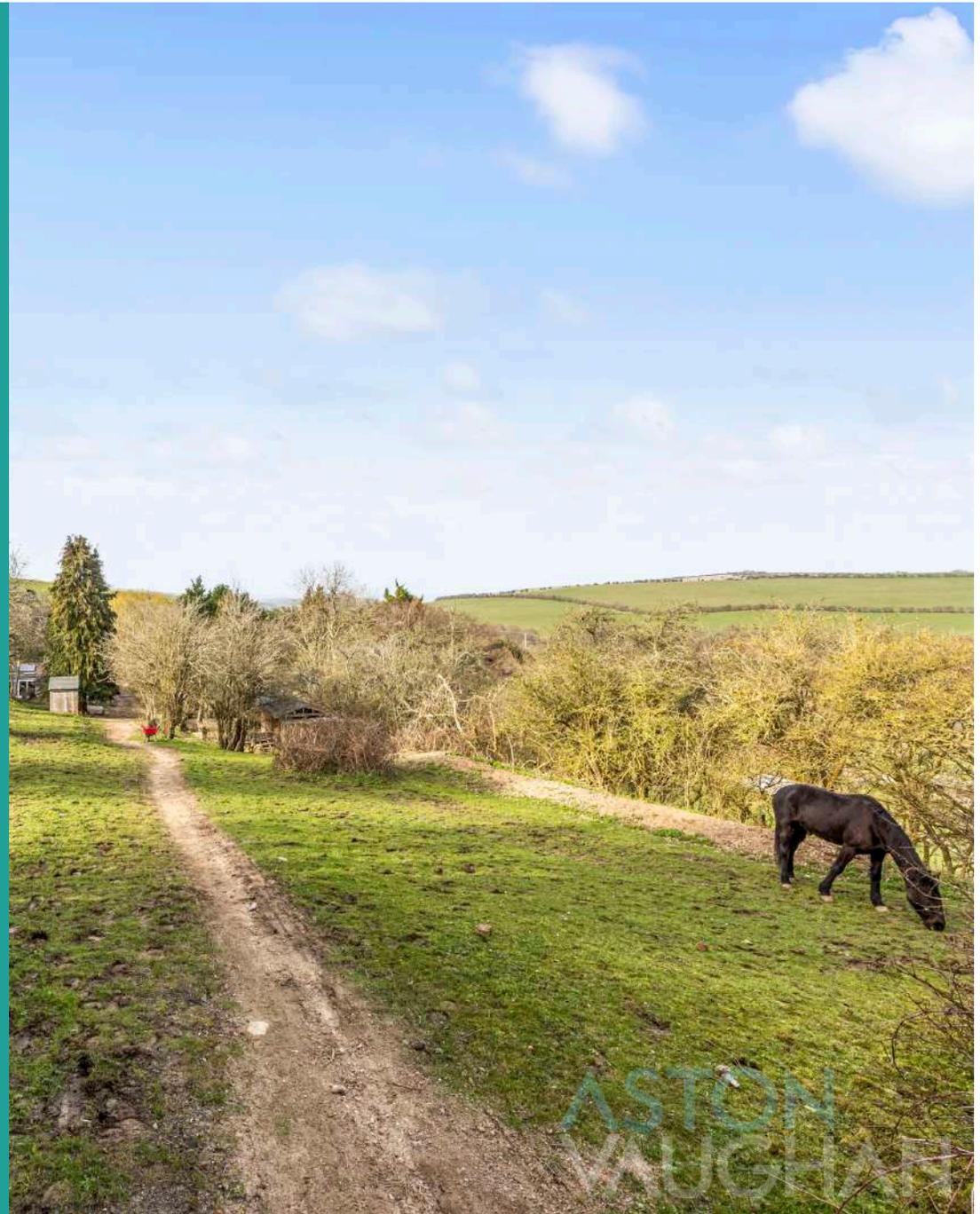
Secondary: Patcham High School, Cardinal Newman RC

Private: roughly within 30 mins - Brighton College, Brighton Girls, Roedean School, Lancing College, Lewes Old Grammar School, Hurstpierpoint College

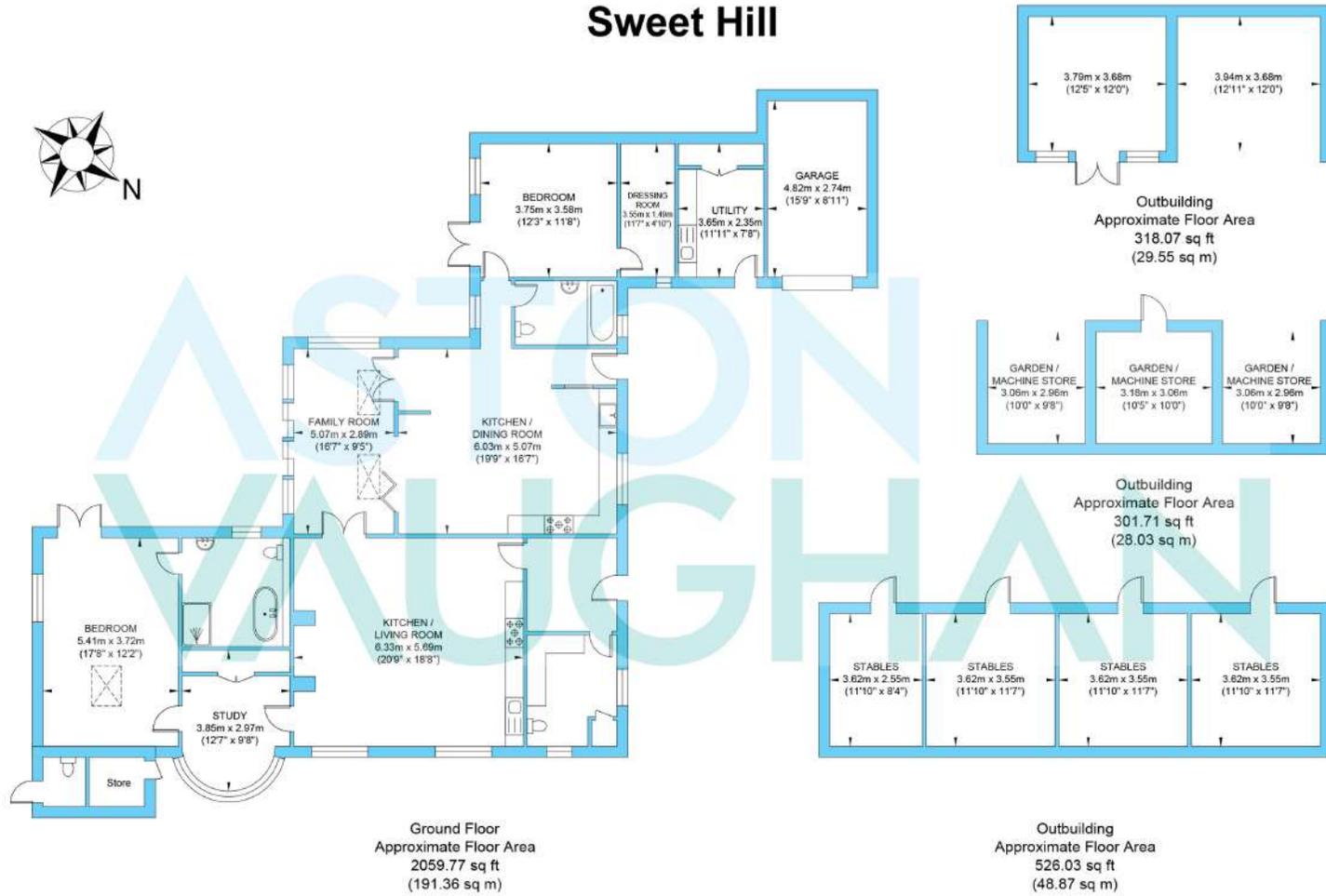
Location Guide

It is little wonder that so many families are choosing to move from the city centre to Patcham and its surrounding countryside on the South Downs National Park. Here, homes and gardens are more generous, parking is readily available, and children can grow up within a welcoming, family-focused community where they can play safely and neighbours know one another. While the setting feels wonderfully peaceful, the city remains easily accessible with regular transport links in and out, and the surrounding landscape offers an abundance of mature trees, scenic footpaths, countryside walks and traditional pubs quite literally on the doorstep.

For commuters, the A23 provides a direct route to London, while Preston Park Station is also within easy reach for rail connections. The nearby A27 offers convenient access east towards Lewes and west along the South Coast. Closer to home, Preston Village provides a charming selection of local amenities including independent shops, an award-winning bakery, welcoming cafés, restaurants and a post office. Meanwhile, the vibrant city of Brighton & Hove lies just ten minutes away by car, offering theatres, cinemas, museums and, of course, the iconic seafront and beach.



Sweet Hill



Approximate Gross Internal Area (Excluding Outbuilding) = 191.36 sq m / 2059.77 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.