Belle Toute Lighthouse, Beachy Head, East Sussex
Belle Toute Lighthouse, Beachy Head, Eastbourne, East Sussex, BN20 0AE

East Dean 2 miles, Eastbourne 4½ miles, Lewes 18 miles, Brighton and Hove 20 miles

An exciting opportunity to purchase a famous Grade II lighthouse with spectacular 360 degree views over the English Channel and the South Downs.

- Entrance hall, sitting room, dining area, kitchen, utility room, 2 tower rooms, lantern room.
- Principal suite comprising bedroom, shower and dressing room, 4 further bedrooms, bedroom / sitting room, 2 garden stores.
- Parking, walled garden.

Freehold for sale

Situation
Belle Toute Lighthouse is situated in a spectacular elevated position with breathtaking 360 degree panoramic views across the English Channel and the South Downs. The attractive downland village of East Dean is about 2 miles to the north west with its pretty village green, the popular Tiger Inn, church, and a small parade of shops. The adjoining downland provides many miles of spectacular walking country.

Eastbourne town centre is within about 4½ miles and provides mainline train services to London Victoria, Brighton and Ashford International, together with an excellent range of shopping, recreational and entertainment facilities. Eastbourne has a Victorian seafront promenade with theatre complex and International Lawn Tennis Centre at Devonshire Park, three 18 hole golf courses and one of the largest marinas in Europe. There is an excellent selection of schools in the area including St Andrews Preparatory School, St Bede’s Preparatory School and Eastbourne College. The city of Brighton and Hove is approximately 20 miles to the west, whilst the historic county town of Lewes is some 18 miles to the northwest. There are channel ferries from Newhaven and international flights from Gatwick airport.

The Property
Believed to have been constructed in about 1834, Belle Toute Lighthouse offers a rare opportunity to purchase a famous and important landmark lighthouse with uninterrupted views over some of the most spectacular coastal scenery in southern England.

Internally, the lighthouse provides deceptively spacious, well proportioned and bright accommodation, principally over three floors. On the first floor there is a magnificent open plan living space which benefits from large picture windows, which take full advantage of the magnificent views. Other features include wood and stone floors, an open fireplace in the sitting room, a spacious principal suite with circular bedroom, high ceilings, a circular bathroom with central bath and a spiral staircase which leads up to the lantern room on the third floor, from which there are spectacular 360 degree views.

The lighthouse is approached over a long downland track, which leads to a pair of wrought iron gates, opening on to a wide parking area to the south of the property, with two store rooms to one side.

Surrounding the lighthouse is a lawned garden enclosed by flint and brick walls. Immediately to the north of the lighthouse, curved steps lead down to an ornamental pond with waterlilies. The remainder of the garden is laid to lawn with paved terraces and paths.

Services
Mains water and electricity. Private drainage. Electric boiler.

Historical Notes
The tower of Belle Toute is believed to have been constructed in about 1834 of Aberdeen granite brought by barge boats to Maidstone and then dragged across the downs by oxen. The tower was saved from demolition in 1950 when it became a listed building. Belle Toute has had a somewhat interesting history. Having been abandoned and left derelict, it was then used for target practice in World War II. In 1955, Dr Edward Cullinan and his wife bought the property and set about restoring the building as their family home. They lived in the lighthouse for many years. In 1980, Mrs Cullinan sold Belle Toute Lighthouse to the author Noel Davidson, who lived at the property until 1986, when the BBC used it for “The Lives and Loves of a She-Devil”. On 17 March 1999, due to coastal erosion, the lighthouse was raised 2 ft into the air by hydraulic jacks and moved inland.

Local authorities
Eastbourne Borough Council  Tel: 01323 410000
East Sussex County Council  Tel: 01273 481000
Listing
Belle Toute Lighthouse is listed Grade II as being of architectural or historic interest.

Planning
Eastbourne Borough Council has granted planning permission under reference EB/03/0780 and listed building consent under reference EB/03/0700 (LB) for a new access to the property. The local authority have further agreed to grant a new deed of access in accordance with the planning permission granted and the legal documentation is in the process of being finalised.

IMPORTANT NOTE
Prospective purchasers viewing Belle Toute Lighthouse and its surrounding area do so entirely at their own risk, and neither the owners nor the owners’ agents will accept any liability whatsoever for any harm or injury sustained to any person(s) however caused.

Viewing
Strictly by confirmed appointment with the sole selling agents, Strutt & Parker, Lewes Office, Tel: 01273 475411.

Directions
Travelling east on the A27 from Lewes to Eastbourne, continue over the Beddingham level crossing, and at the second roundabout, turn right signposted to Drusillas Zoo. Continue along this road through the village of Alfriston, and upon reaching the T junction in Seaford, turn left on to the A259, signposted to Eastbourne.
Proceed on the A259 for approximately 4 miles, past a turning to Jevington on the left, and continue down the hill into East Dean. At the bottom of the hill, opposite the garage, turn right signposted to Birling Gap. Continue along this road, past the Seven Sisters Sheep Centre, and upon reaching the Birling Gap Hotel on the right, bear round to the left and continue on the A259 for approximately a further 0.9 mile. The entrance track leading up to Belle Toute Lighthouse will be found on the right, immediately before a layby.

Notes
1. All those items usually regarded as fixtures and fittings are specifically reserved out of the sale. All those remaining on the property at the time of completion will be included in the purchase price.
2. All fitted carpets and curtains, together with garden ornaments are specifically reserved out of the sale. These may be available to the purchaser if required at valuation.

Measurements and other information
1. All measurements are approximate.
2. While we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Strutt & Parker and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.
3. Electrical and other appliances mentioned in the sale particulars have not been tested by Strutt & Parker, therefore prospective purchasers must satisfy themselves as to their working order.

If you require this publication in an alternative format, please contact this office on 01273 475411.

Important Notice
Strutt & Parker for themselves and for the Vendors of this property, whose agents they are, give notice that:
1. The introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and if necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Strutt & Parker has any authority to make or give any representation to warranty whether in relation to this property on behalf of Strutt & Parker nor to enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by any intending purchasers in inspecting properties which have been sold, let or withdrawn.

Listing
Belle Toute Lighthouse is listed Grade II as being of architectural or historic interest.

Planning
Eastbourne Borough Council has granted planning permission under reference EB/03/0780 and listed building consent under reference EB/03/0700 (LB) for a new access to the property. The local authority have further agreed to grant a new deed of access in accordance with the planning permission granted and the legal documentation is in the process of being finalised.

IMPORTANT NOTE
Prospective purchasers viewing Belle Toute Lighthouse and its surrounding area do so entirely at their own risk, and neither the owners nor the owners’ agents will accept any liability whatsoever for any harm or injury sustained to any person(s) however caused.