



OAKFIELD



Kings Ride, Polegate  
Offers Over £725,000



# SUMMARY

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Situated in the picturesque village of Alfriston with its beautiful array of cafes pubs and restaurants, and enjoying stunning views of the surrounding countryside, this impressive and beautifully renovated four bedroom house, forms part of a highly desirable development set within several acres of communal grounds which include residents private tennis courts.

This unique home offers flexible accommodation over three floors. The ground floor has a beautiful, generous size kitchen/dining room with French doors leading out onto the rear courtyard, a double bedroom and utility room which could be used as a guest suite with the utility being converted into a further bathroom or en suite. Upstairs on the first floor there is a magnificent living room with wonderful balcony boasting stunning far reaching countryside views. Extensive repairs have been carried out on the balcony with new hardwood posts. All beams have been replaced and new panels too which have been newly carved out.

An additional two further bedrooms and a family bathroom can also be found on the first floor. The top floor has a spacious principle bedroom with more beautiful countryside views and further shower room. On top of this a useful study/office room provides great extra space for those that work from home or wish to create a large walk in dressing room.



Outside there is a tranquil courtyard garden ideal for relaxing in at the end of the day. A gate leads onto the communal gardens, whilst to the front there is a garage located in the nearby block with plenty of parking available.

White Court is a distinguished private development constructed within the established gardens of a fine country house formally owned by Lord Montagu and believed to be constructed as a wedding gift for his daughter in 1940. The communal areas include formal gardens and private hard tennis courts, winding gravel drive to parking area and garage behind pillared entrance, all surrounded by the renowned South Downs.



Entrance Hall

Kitchen/Dining Room  
17'10" x 14'7"

Bedroom  
11'5" x 11'3"

Utility Room

WC

Sitting Room  
17'10" x 14'7"

Bedroom  
11'3" x 11'3"

Bedroom  
11'3" x 6'2"

Bathroom

Bedroom  
15'3" x 13'2"

En Suite

Bedroom  
10'5" x 6'7"

Patio Garden

Garage

Communal Gardens

Council Tax Band-F-£3588 Per Annum

















# INFORMATION

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## Tenure

Freehold

## Local Authority

Wealden

## Council Tax Band

F

## Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 3.00pm

## Viewings

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



# Floorplan

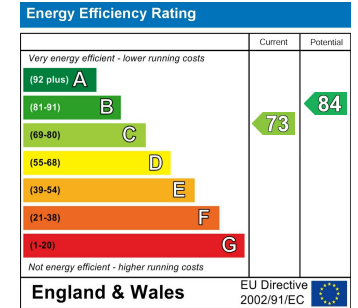
## White Court, Kings Road, Alfriston, BN26 5XP

Approximate Gross Internal Area = 147.8 sq m / 1591 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

# Energy Efficiency Graph



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