



£1,250,000 guide price

"September House", 23 Kings Ride, Alfriston, East Sussex, BN26 5XP

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# Overview...

A rare opportunity to purchase this spacious 4/5 bedroom executive home which is situated in a peaceful sought after private development within easy reach of the village's vibrant centre.

This super home was built in 1992 to a high standard and has been lovingly maintained by the present owner. Sitting on a good size plot with a southerly facing garden, there is a double garage with parking in front for two cars.

Customised bespoke layout from new by the original owner, this wonderful property boasts an impressive galleried landing, filled with natural light and offering space to relax or utilise as an office or study area. There is a balcony to the front and a delightful southerly facing roof terrace to the rear offering views over the garden to the downs beyond.

Set in 2.73 acres of lovely landscaped grounds, there is also access to two hard surface tennis courts and direct South Downs access via the South Downs Way which runs past the entrance to the development.

VIEWING RECOMMENDED



# The property...

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**ENTRANCE HALL-** An impressive entrance hall with central staircase and galleried landing, door to rear patio and garden, coved ceiling.

**CLOAKROOM/W.C.-** Fitted white low level W.C., wash hand basin with cupboards below, part tiled walls.

**SITTING ROOM-** A super, dual aspect room with southerly facing windows overlooking the rear patio and garden, feature flame effect fire set in an attractive fireplace with timber surround, coved ceiling.

**DINING ROOM-** A generous room with twin front aspect windows, feature flame effect fire set in an attractive fireplace with timber surround, coved ceiling.

**STUDY/TV ROOM-** Twin front aspect windows, coved ceiling.

**KITCHEN/BREAKFAST ROOM-** A wonderful bright and sunny dual aspect room with twin windows overlooking the rear garden, fitted with a comprehensive range of white wall and base cupboards, contrasting worktops with inset sink and adjacent mixer tap, slot in cooker with cooker hood over, tiled splash areas and a glazed door opening onto the rear patio, door to-

**UTILITY ROOM-** Fitted with matching cupboards and worktop, inset sink, front aspect window and door to the rear garden, tiled floor, door to the garage.

**GALLERIED LANDING-** A real feature of this property is this central landing offering somewhere to just sit and relax or to set up a home office or study area, doors to a front balcony and a generous roof terrace overlooking the rear garden with views to the downs.





## Property...

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**BEDROOM-** A generous double room with twin rear aspect windows overlooking the garden.

**ADJACENT BATHROOM-** Fitted walk-in shower with tiled surround, panel enclosed bath with mixer tap and shower attachment, tiled surround, pedestal wash hand basin with chromed mixer tap, low level W.C., tiled floor, obscured window.

**BEDROOM/DRESSING ROOM-** Twin front aspect windows, range of fitted wardrobes, airing cupboard.

**BEDROOM-** A super double dual aspect room with windows overlooking the rear garden and roof terrace, range of fitted wardrobes.

**ADJACENT BATHROOM-** Fitted panel enclosed bath with mixer tap and shower attachment, shower curtain and rail, tiled surround, pedestal wash hand basin with chromed mixer tap, low level W.C., obscured window, tiled floor.

**BEDROOM-** Twin front aspect windows, range of fitted wardrobes.





## Outside & location...

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**GARDEN-** Set on a good size plot with a southerly facing rear garden which is predominantly laid to lawn with mature shrub borders and an attractive paved patio.

**DOUBLE GARAGE-** Up and over doors, power and light, eaves storage and potential to develop STP.

**COMMUNAL GROUNDS-** "September House" is situated within "White Court" which includes approximately 2.73 acres of communal grounds including two hard tennis courts and beautiful landscaped grounds.

### LOCATION

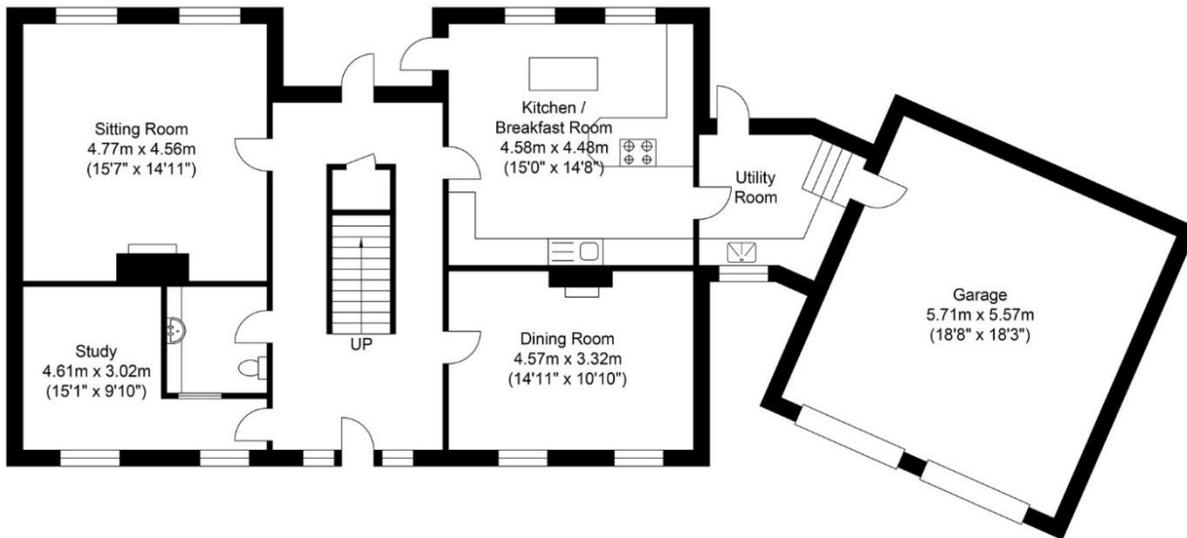
**September House** is situated in White Court which is a particularly sought after private development built in 1992 to offer high quality executive homes within easy reach of the picture-perfect High Street. The South Downs Way passes by the end of the drive leading to uninterrupted walks over the beautiful national park.

**Alfriston** is a beautifully picturesque village with a historic High Street dating to Tudor times. The High Street benefits from an array of boutique shops, tea rooms and eateries, a general store, delicatessen and popular public houses. Alfriston further benefits from the wonderful Rathfinny wine estate and vineyard, great public green spaces, superb scenic walks and a popular primary school.

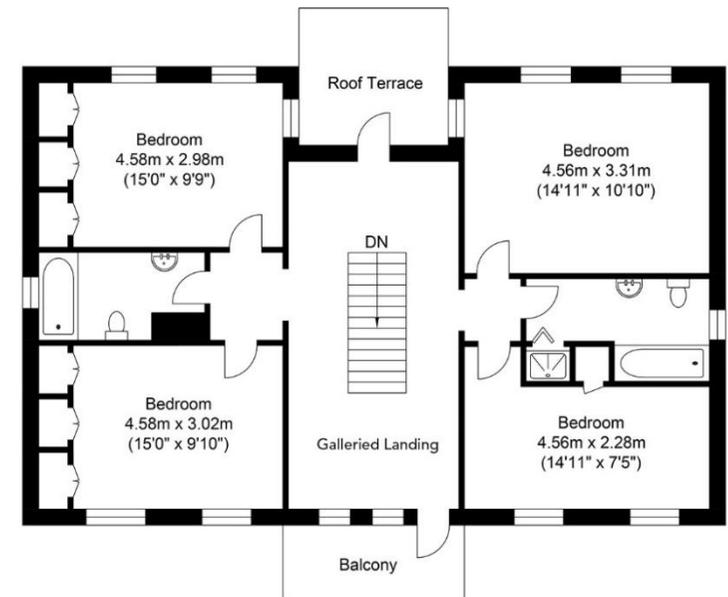
Tenure - Freehold  
Gas central Heating - Double Glazing.  
EPC Rating - D  
Council Tax Band - G



**For further enquiries or to arrange a viewing, please contact the office on 01273 407929**



Ground Floor  
 Approximate Floor Area  
 1436.76 sq ft  
 (133.48 sq m)



First Floor  
 Approximate Floor Area  
 1012.13 sq ft  
 (94.03 sq m)

Approximate Gross Internal Area (Including Garage) = 227.51 sq m / 2448.89 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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