



35 The Square The Village, Alciston, BN26 6UT

ROWLAND
GORRINGE

35 The Square The Village Alciston BN26 6UT

Guide Price £300,000

OFFERED FOR SALE WITH VACANT POSSESSION, WITH NO ONWARD CHAIN: A homely flint and brick mid-terraced Grade II Listed cottage, all under a clay tiled roof, in need of modest modernisation. Quietly situated in the heart of much favoured Alciston village, this little jewel of a country home is offered for sale with a private, easily maintained west-facing rear garden, along with an allocated on-street parking space to the front. The rear garden in turn is adjoined by open countryside with the downs as the backdrop to this wonderful aspect.

The accommodation comprises solid wood Front Door into Entrance Vestibule with wall mounted meter board; Sitting Room with feature open fireplace and shelving to one side, deep under stairs cupboard; inner Hall with access to loft space, airing cupboard housing copper hot water tank with slatted shelving; Kitchen with fitted sink unit and base units, space and plumbing for washing machine, space for fridge/freezer, half-glazed door to rear garden, fitted cupboard housing wall mounted oil fired Wallstar condensing boiler and fitted slatted shelving; Bathroom with panel bath, pedestal hand wash basin, low level WC, heated towel rail.

Enclosed staircase with roof light to first floor landing and two Bedrooms with views over the front garden.

Mains water and electricity. Oil fired central heating serving panel radiators throughout. Private drainage (septic tank shared with the other two cottages - please note there will be a shared maintenance fee for the emptying of the septic tank). Wealden District Council Tax Band C.

Outside: The front garden provides shared access to all three cottages. The cottage is approached via a picket gate in the front flint wall, with a shared path and steps leading to the communal elevated paved terrace defined by a dwarf brick wall. The private, fully enclosed west-facing rear garden is predominantly laid to lawn with mature borders and a rear access gate. Beyond the rear gate, and sited to one side, is the oil tank.

Agent's Note: There is an allocated parking space on-street for this property. Viewers are asked not to park in the Rose Cottage car park as it is a private home.

The cottage is situated within the charming and historic down land village of Alciston, and mentioned in the Doomsday Book. Alciston nestles at the foot of the South Downs and is renowned for walking and riding. The working farm offers livery and grazing for horses. Berwick with its local shop and main line railway station is about a mile and a half away. The closest primary school is in Firle Village with secondary schooling at Ringmer, Lewes, Upper Dicker, Hailsham and Eastbourne. The historic county town of Lewes is about 7 miles to the west with comprehensive shopping, independent cinema and a fast main line railway service to London Victoria in just over the hour. The coastal and entertainment centres of Eastbourne and Brighton are about 8 to 16 miles respectively. The world famous Glyndebourne Opera House is easily accessible, approximately 6 miles away.



- GRADE II LISTED MID-TERRACED COTTAGE OF IMMENSE CHARM
- OPEN FIREPLACE IN SITTING ROOM
- ONE ALLOCATED CAR PARKING SPACE (ON STREET)
- EAST/WEST ASPECT
- WEALDEN DISTRICT COUNCIL TAX BAND C
- NO ONWARD CHAIN - IMMEDIATELY AVAILABLE
- OIL FIRED CENTRAL HEATING
- MAINS WATER AND ELECTRICITY, PRIVATE DRAINAGE
- PRIVATE WEST FACING REAR GARDEN WITH PEDESTRIAN ACCESS
- IDEALLY LOCATED IN THE HEART OF ALCISTON VILLAGE



Entrance Porch

Kitchen 2.69m x 2.24m (8'10" x 7'4")

Sitting Room 4.52m x 2.90m (14'10" x 9'6")

Store Cupboard

Bathroom

Landing

Bedroom One 3.15m x 2.84m (10'4" x 9'4")

Bedroom Two 2.97m x 2.16m (9'9" x 7'1")

Rear Garden

EPC: D

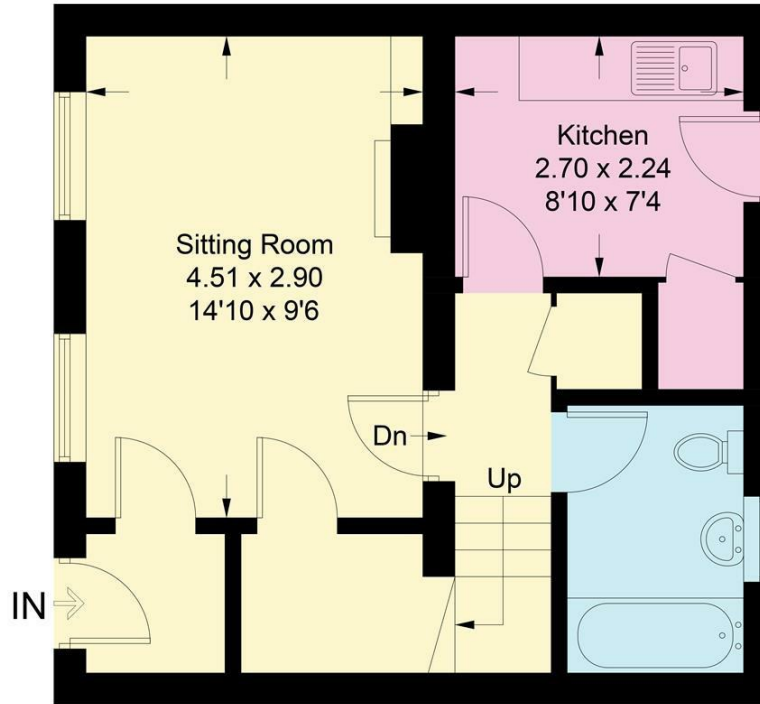
Council Tax Band: C



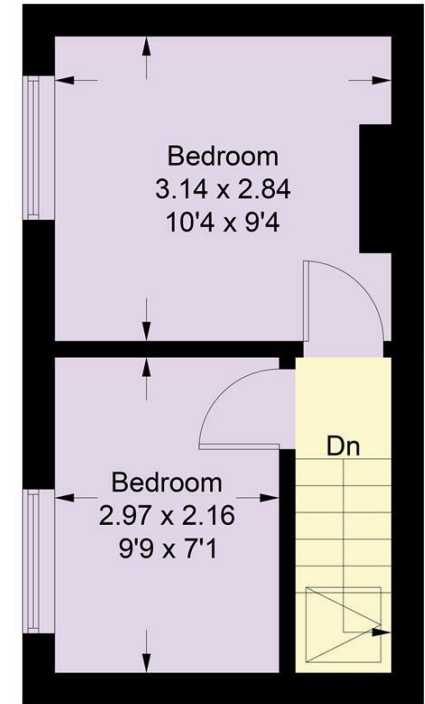


The Square, Alciston, BN26 6UT

Approximate Gross Internal Area = 55.6 sq m / 598 sq ft



Ground Floor



First Floor

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

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorrington.co.uk
www.rowlandgorrington.co.uk



Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

