



The Tudor House High Street, Alfriston, BN26 5SY

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Guide Price £900,000

Prominently located in the thriving heart of Alfriston, recently named one of the 30 best British villages.

An exciting opportunity to acquire a charming Grade II Listed four bedroom house with double shop frontage and large walled garden in the heart of the medieval village of Alfriston. Originally built in the 15th Century as a Wealden Hall House, this historic and very versatile property offers a home and work lifestyle rarely found in such a sought-after location.

Alfriston sits within the South Downs National Park and is a designated area of outstanding natural beauty. It benefits from a high tourist footfall throughout the year, with an increasing demand for business enterprises such as coffee/tea shops, restaurants and retail outlets. With established A1 and A3 commercial use, this very flexible property offers an attractive business opportunity together with a substantial home and garden.

The property, accessed through the double shop frontage, affords many period features including old oak beams and a solid oak floor. Currently used as a retail shop, the ground floor has been divided into manageable areas but could easily revert back into one larger space whilst retaining significant space for stock, a working kitchen, etc. There is also a good sized dry cellar which sits well above the village flood level.

The residential accommodation is mainly confined to the first floor. However, the present owners have adapted the rear of the ground floor to accommodate a Breakfast/Dining Room and a well fitted Kitchen comprising a Stoves electric double oven range with induction hob, integrated dishwasher, under counter space for fridge, wall mounted Worcester boiler, door to garden. Both these areas benefit from underfloor electric heating. There is a Utility Room with under counter spaces for tumble dryer, washing machine, fridge and freezers. A staircase from the Breakfast/Dining Room leads up into the first floor double aspect Sitting Room with feature gas fired wood-effect log burner, oak beams, double glazed windows, stunning views to Windover Hill and across the Cuckmere Valley; well fitted family Bathroom with a panel bath, walk-in shower cubicle with Aqualisa power shower, wall mounted hand wash basin, airing cupboard housing hot water tank; separate Cloakroom with low level WC and wall mounted hand wash basin, storage cupboard; the delightful Principal Bedroom with vaulted ceiling is sited in the oldest part of the building with secondary double glazing and a large walk-in dressing room; Bedroom 2 with oak floorboards and beams, secondary double glazing; Bedroom 3 with beams and views across Cuckmere Valley; Bedroom 4/Study with feature fireplace. A door from the inner Hallway gives access to the enclosed staircase which leads down to the front of the shop.

All main services. Gas fired central heating serving panel

radiators. Part electric underfloor heating. Part double glazed windows/part secondary glazing. Parking permits for the free village Car Park. Wealden District Council Tax Band B.

A door at the rear of the shop leads out onto an attractive brick paved courtyard with access to customer/staff toilets and hand washing facilities. An archway leads to a delightful flint walled garden with well stocked borders, an expanse of lawn and a large covered terrace from which to enjoy al fresco dining and uninterrupted views across the South Downs. Beyond, and hidden from view, is a fully enclosed kitchen garden with greenhouse and shed.

Agent's Note: This property has a right of access across the rear garden of 'The George Inn' next door.

Alfriston is one of the oldest villages in England and sits at the foot of the South Downs, surrounded by places of historical interest. The village boasts a good selection of independent shops, old Coaching Inns and Hotels and is well placed for walking the South Downs Way. Rathfinney Wine Estate and Drusillas Private Zoo are both close by. There is also a railway station at Berwick just over 2 miles distant.

The county town of Lewes is 10 miles distant with its more comprehensive shopping and main line railway station with fast services to London - Victoria in just over the hour. Excellent schooling for all ages is found in the vicinity, including Bedes Independent School and Eastbourne College. The famous Glyndeboorne Opera House is situated on the edge of Ringmer approximately 7 miles away.









Commercial

Double Fronted Shop

Shop Floor Area One
15" x 14'4" (4.57m x 4.37m)

Shop Floor Area Two
19'7" x 13'11" (5.97m x 4.24m)

Rear Floor Area
17'10" x 12'10" (5.44m x 3.91m)

Rear Area
13'6" x 10'6" (4.11m x 3.20m)

Office
13'9" x 7'1" (4.19m x 2.16m)

Male WC

Female WC

Cellar
17'9" x 11'6" (5.41m x 3.51m)

Private Accomodation

Sitting Room

31'6" x 15'5" (9.60m x 4.70m)

Kitchen

11'7" x 10'6" (3.53m x 3.20m)

Breakfast Room

13'5" x 8'10" (4.09m x 2.69m)

Utility Room

13'5" x 9'9" (4.09m x 2.97m)

Bedroom

12" x 11'11" (3.66m x 3.63m)

Dressing Room

12'2" x 7'10" (3.71m x 2.39m)

Study

11'11" x 8'3" (3.63m x 2.51m)

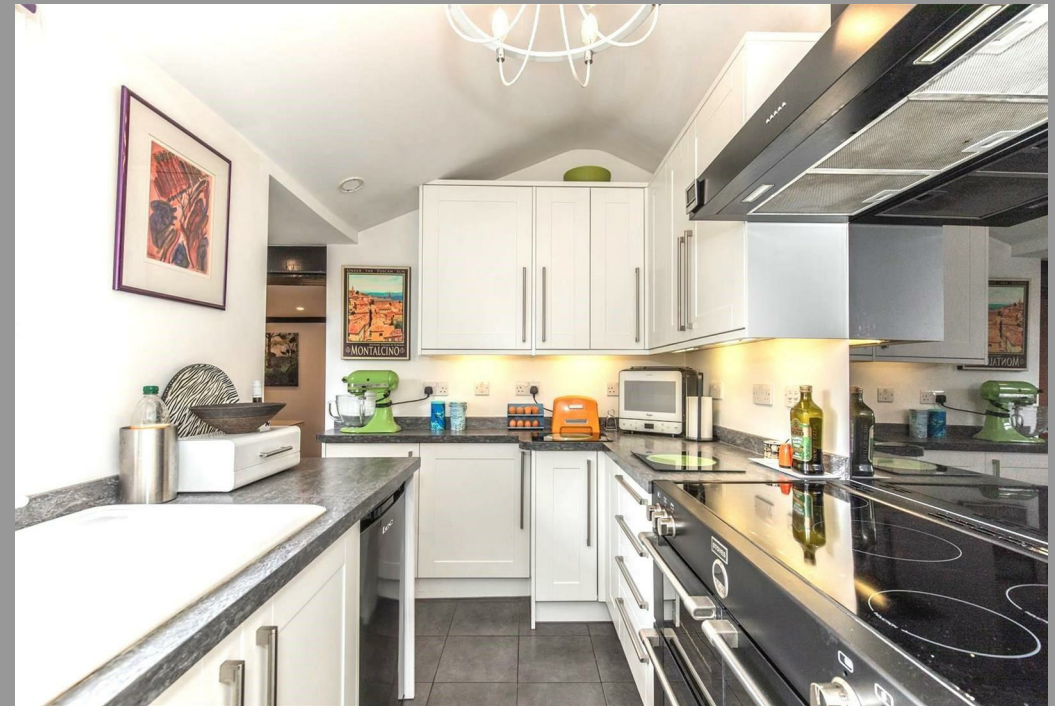
Bedroom

13'1" x 12'2" (3.99m x 3.71m)

Bedroom

16'1" x 10'9" (4.90m x 3.28m)

Private Rear Gardens





The Apiary, The Tudor House, High Street, Alfriston BN26 5SY

Approximate Gross Internal Area = 343.3 sq m / 3695 sq ft

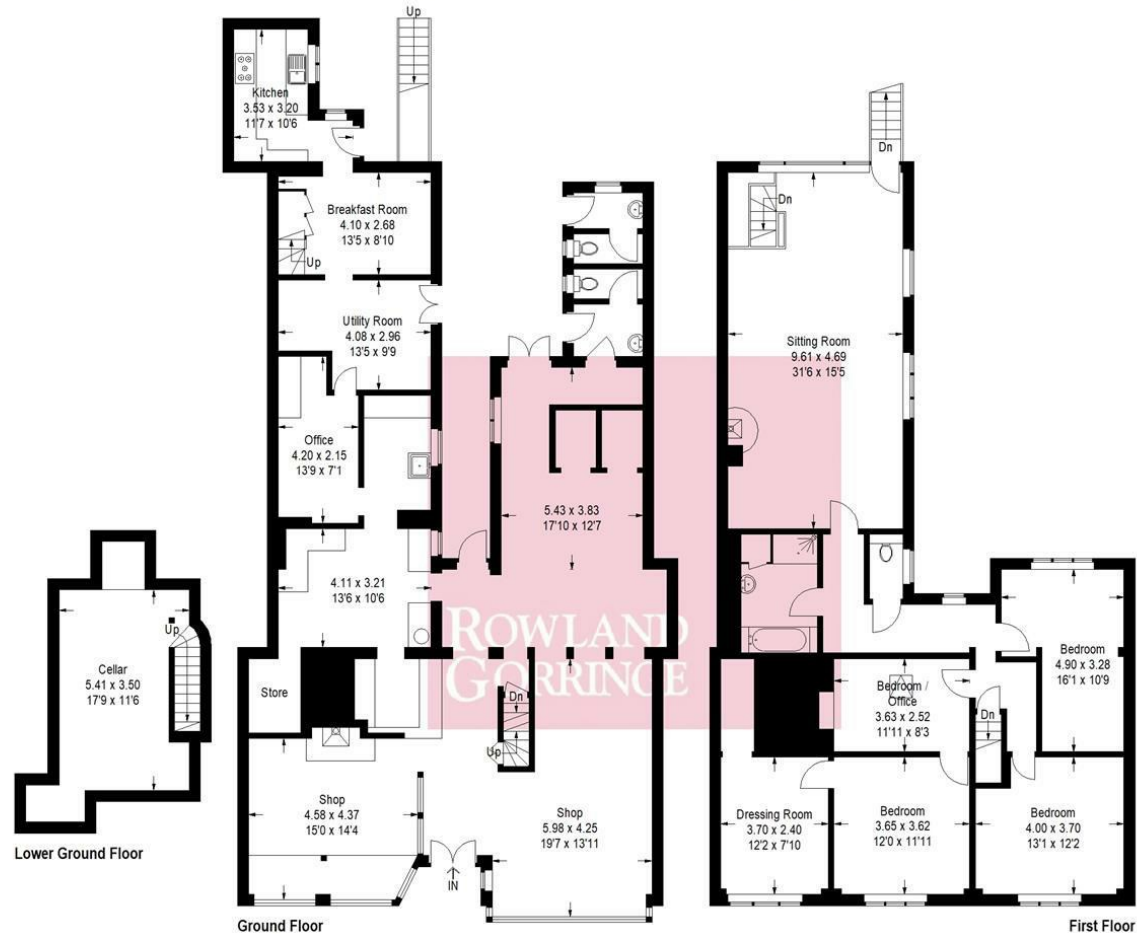


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

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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.

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