



34 The Square The Village, Alciston, BN26 6UT

ROWLAND
GORRINGE

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Guide Price £325,000

OFFERED FOR SALE WITH VACANT POSSESSION, NO ONWARD CHAIN: An enchanting flint and brick end terrace Grade II Listed cottage, recently decorated throughout with newly fitted (oil fired) boiler. Quietly situated in the heart of much favoured Alciston village, this jewel of a country home is offered for sale with a private, easily maintained west-facing rear garden with detached timber garden store, along with an allocated on-street parking space to the front.

The accommodation comprises:- Entrance Lobby/Boot Room: Inner Hallway: Sitting Room with feature fireplace: Kitchen with 'walk in' pantry cupboard: GF Bathroom: Boiler recess/cupboard: 2 Double Bedrooms: Front (east), side (north) and rear gardens (west).

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. Approached via a picket gate in the front flint wall, The private, fully enclosed west-facing rear garden is predominantly laid to lawn with substantial timber garden store .

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 Domesday 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 Firlie 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.



- IMMEDIATELY AVAILABLE
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN WITH LARDER CUPBOARD
- ENTRANCE LOBBY BOOT ROOM
- CAR PARKING SPACE (on road)
- NO ONWARD CHAIN
- SITTING ROOM WITH FEATURE FIREPLACE
- GROUND FLOOR BATHROOM
- GRADE II LISTED
- OIL FIRED CENTRAL HEATING



Boot Room/Entrance Lobby

Inner Hallway

Kitchen 2.46m x 2.39m (8'1 x 7'10)

Sitting Room 3.56m x 3.30m (11'8 x 10'10)

Bedroom 1 3.56m x 3.10m (11'8 x 10'2)

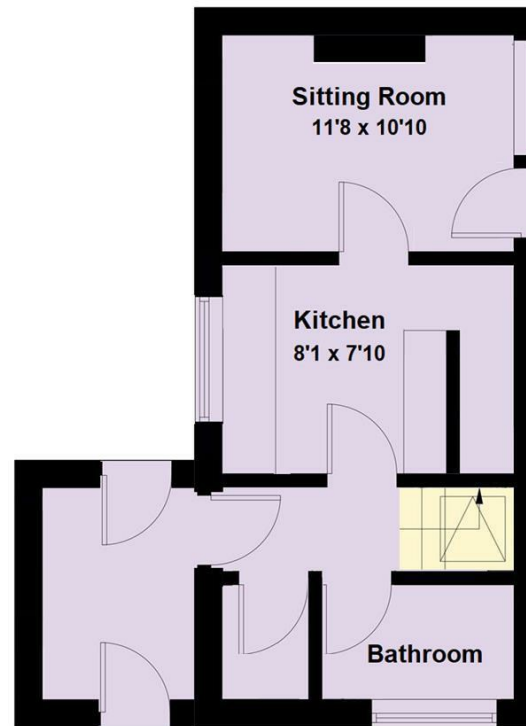
Bedroom 2 3.10m x 2.44m (10'2 x 8)

Bathroom (GF)

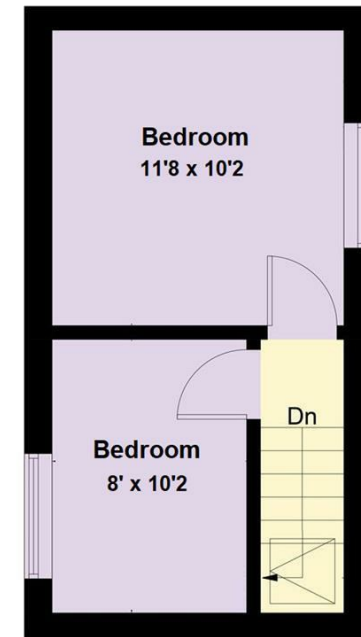




The Square, Alciston, BN26 6UT



Ground Floor



First Floor

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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.

**ROWLAND
GORRINGTON**