



Byways The Broadway, Alfriston, BN26 5XH

ROWLAND
GORRINGE

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Guide Price £1,000,000

A spacious and versatile four bedroom detached house on a fantastic plot offering scope to extend (subject to local planning consents).

This beautiful light and bright house offers spacious accommodation throughout with all principal rooms overlooking the rear with picturesque countryside views. The internal accommodation comprises; entrance porch leading to the welcoming entrance hall, delightful dual aspect living room boasting patio doors that lead onto the rear garden, kitchen with adjoining breakfast room and further utility room. The kitchen area offers potential to extend or open up to make a larger kitchen family room if required. Bedroom four which could also be used as a dining room with adjoining conservatory leads onto the rear garden. The modern shower room with wc and further downstairs cloakroom complete the ground floor. To the first floor there are three double

bedrooms, all bedrooms offer far reaching views over downland and Alfriston Village. The master suite boasts a dressing area and ensuite shower room. The family bathroom completes the top floor.

Outside there is a variety of trees and shrubs which provide a great sense of privacy and seclusion. The generous gardens are to the front, side and rear with off road parking leading to the double garage and further path leading to the front door. The rear garden is mainly laid to lawn with further patio seating area and spacious side lawn with gate to the side leading onto Deans Road

Byways is located on The Broadway, close to the open cricket grounds, set within the village centre of picturesque Alfriston. Set within the South Downs National Park, the picturesque Alfriston Village enjoys a wide range of shops, restaurants, tea rooms, public houses and delightful countryside walks. The village has a marvellous community atmosphere, lovely church and village green. Mainline rail connections are available at the nearby village of Berwick. Alfriston is served by the Cuckmere Community Bus









Entrance Porch

Entrance Hall

19'8" x 7'10" (5.99m x 2.39m)

Cloakroom

Kitchen

14'5" x 7'5" (4.39m x 2.26m)

Breakfast Room

12'6" x 13'1" (3.81m x 3.99m)

Utility

14'5" x 5'11" (4.39m x 1.80m)

Living Room

18'1" x 13" (5.51m x 3.96m)

Bedroom Two

13'1" x 14'2" (3.99m x 4.32m)

Shower Room

Conservatory

12'3" x 10'4" (3.73m x 3.15m)

Landing

Bedroom One

12'10" x 12'7" (3.91m x 3.84m)

Dressing Area

En-Suite

Bedroom Three

12'5" x 13'1" (3.78m x 3.99m)

Bedroom Four

12" x 13'1" (3.66m x 3.99m)

Bathroom

Rear Garden

Garage

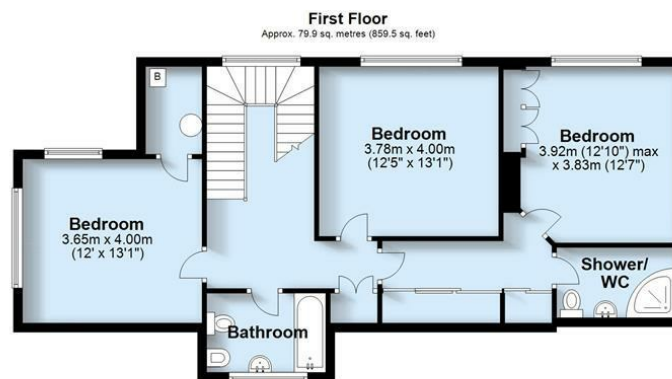
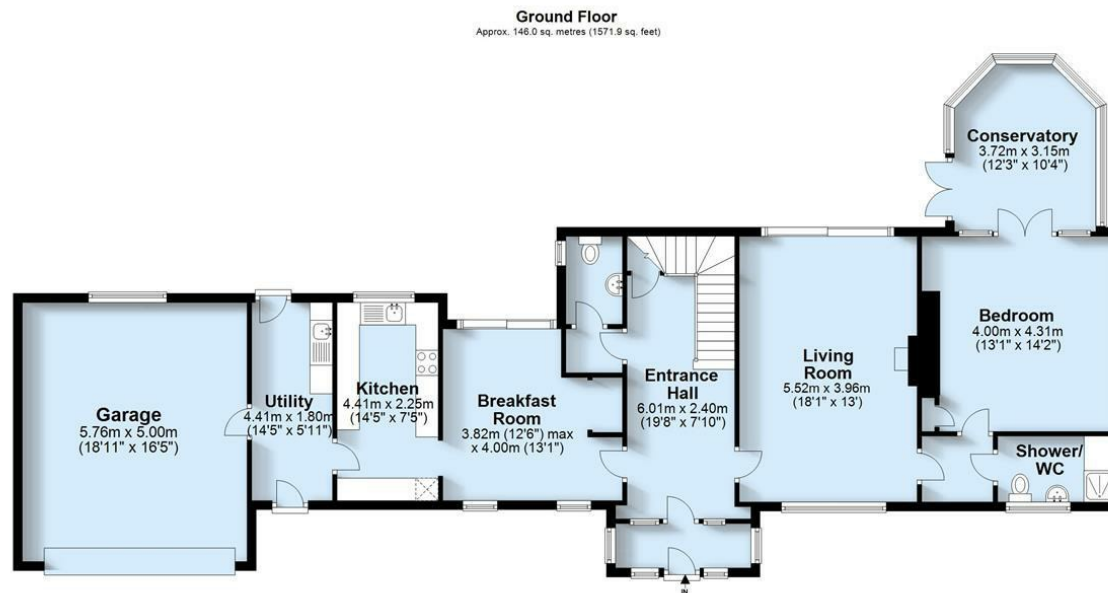
18'11" x 16'5" (5.77m x 5.00m)

EPC - D

Council Tax Band - G







Total area: approx. 225.9 sq. metres (2431.4 sq. feet)
Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.

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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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