



Rose Cottage The Street, Selmeston, BN26 6TY



# Rose Cottage, The Street. Selmeston, BN26 6TY

Guide Price £675,000

Period charm, fused with rustic splendour, is to be found in abundance in this Grade II Listed semi-detached cottage. For sale by private treaty.

Rose Cottage occupies an elevated location on the banks of The Street in Selmeston, and is believed to date circa 17th Century. Constructed of handsome red and grey brick under a deep hipped tiled roof, this fine period home provides well balanced accommodation over two floors with three bedrooms (two sumptuous doubles). The external casement windows are in good order, and provide aspects to The Street and neighbouring paddocks to the western elevation.

This fine village home affords a wealth of period features including exposed ceiling timbers, and inglenook replace and original floors to the Reception Hall and Sitting Room.

#### Outside:

The property is approached via a concrete driveway providing o road parking, and access to the front and rear gardens and garage. The detached single brick-built garage has electric light and power with twin wooden access doors and a courtesy door to the garden and the property. The walled front garden is landscaped with a quadrant symmetrical design. The generous, fully enclosed rear garden providing considerable privacy that runs parallel to open pasture land on its western boundary. It is laid predominantly to lawn, gently sloping east to west with a fabulous southerly aspect. Aluminium framed glass house.

#### Services:

Mains water, electricity and drainage. Oil red central heating (Grant base unit boiler) supplies central heating, hot water cylinder.

Local Authority: Wealden District Council Tax Band E

Directions: Directions: <https://w3w.co///reinstate.valuables.spenders>

Selmeston is a small yet thriving village located in the county of East Sussex, England. The village is situated on the A27 and bordered by the downland villages of Firle and Alciston, the A27 connects the cities of Brighton and Eastbourne. This hidden gem of a rural village with a population of circa 300 people, is surrounded by Downland countryside designated as of outstanding natural beauty, consequently a popular destination for walkers and cyclists. Amenities that are all within immediate walking distance, include a thriving local garage with shop, village pub, hall & church.

The village has a rich history dating back to the 11th century, when mentioned in the Domesday Book of 1086, then known as "Seleminestone".

The county town of Lewes with its independent shops, supermarkets, restaurants and main line railway station (London Victoria in just over the hour), is about 8 miles distant. There is also train service from nearby Berwick Station (2 miles). Excellent schooling for all ages is found in the vicinity, including Bedes Independent School and Eastbourne College. The famous Glyndebourne Opera House is situated on the edge of Ringmer (6 miles).

Viewing by confirmed prior appointment, for further information or to arrange a visit please call Rowland Gorringe: 01273 471348



- Approximate internal measurement of 1316 sq ft
- Favoured Village location
- Adjoining open countryside
- Detached single garage with electric light and power
- Wealth of period features
- No onward chain - immediately available
- Close walk of shop, church and pub
- Private south facing garden with terrace
- Oil central heating
- Grade II listed





Entrance

Sitting Room 4.50m x 4.04m (14'9" x 13'3")

Study 3.48m x 3.15m (11'5" x 10'4")

Dining Room 4.37m x 3.53m (14'4" x 11'7")

Kitchen 3.71m x 3.25m (12'2" x 10'8")

Shower Room

Landing

Bedroom One 4.65m x 3.15m (15'3" x 10'4")

En-Suite

Bedroom Two 3.71m x 3.38m (12'2" x 11'1")

Bedroom Three 3.18m x 2.92m (10'5" x 9'7")

Separate WC

Rear Garden

Garage 5.59m x 2.90m (18'4" x 9'6")

EPC: E

Council Tax Band: E







## The Street, Selmeston, BN26 6TY

Approximate Gross Internal Area = 122.3 sq m / 1316 sq ft

Garage = 16.2 sq m / 174 sq ft

Total = 138.5 sq m / 1490 sq ft

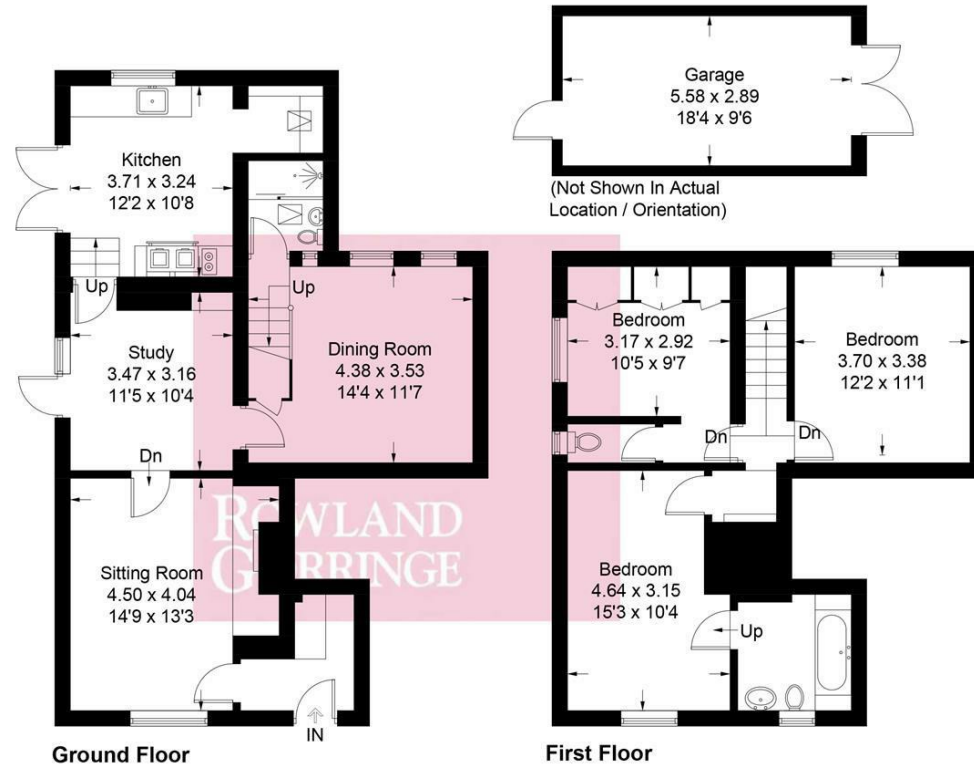


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025

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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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