



8 Smugglers Close, Alfriston, East Sussex, BN26 5TG

ROWLAND
GORRINGE

8 Smugglers Close Alfriston East Sussex BN26 5TG £650,000

This attractive detached bungalow is located within the heart of the stunning village of Alfriston which is located on the banks of the Cuckmere River within the South Downs National Park.

The property is located within a private close just behind the villages town centre. A beautifully maintained garden and drive way (with ample parking) lead to the property. Entering through the front door, a generous hall which takes you through out the property. To the front of this well presented bungalow is the impressive light and spacious bay fronted 20' living/dining room. A modern kitchen sits behind with granite worktop, integrated appliances, a good range of wall and base units. Both well-appointed double bedrooms are located to the rear with pleasant views over the garden, with bedroom 1 having a bay window and 2 fitted double wardrobes. There is a modern walk-in shower room/wc with white suite as well as a separate cloakroom/wc. A rear door leads to an enclosed walkway between the bungalow and garage. Allowing for ease of access to the utility room located to the rear of the garage, which in turn has rear access into the garage (with power and electric garage door). This area has the potential for conversion – subject to the relevant planning and building regulations.

Outside the southerly rear garden rear is beautifully kept and private. The a sizeable sun patio with established bedding around including a mature cherry blossom tree. There is also a lawn, with further established beds, summerhouse, secure front access and a private secure rear gate to a twitten – allowing easier access to the town centre.

Set within the picturesque village of Alfriston, Smugglers Close is located just behind the the main high street of the village. The village enjoys a range of shops including general store/post office/delicatessen, restaurants, tea rooms, public houses and historic buildings. Surrounded by the stunning South Downs National park and having the Cuckmere river running past the village many delightful countryside walks and pursuits can be enjoyed. The village has a marvellous community atmosphere with a wonderful historic church and village green. Mainline rail connections are available at the nearby village of Berwick or coastal town of Seaford. Alfriston is served by the Cuckmere community bus.



- Approximately 1347sq ft.
- 2 Double Bedrooms
- Private Close
- Shower Room/WC & Separate WC
- Garage
- Detached Bungalow
- Southerly Private Garden
- Village Centre Location
- Utility Room

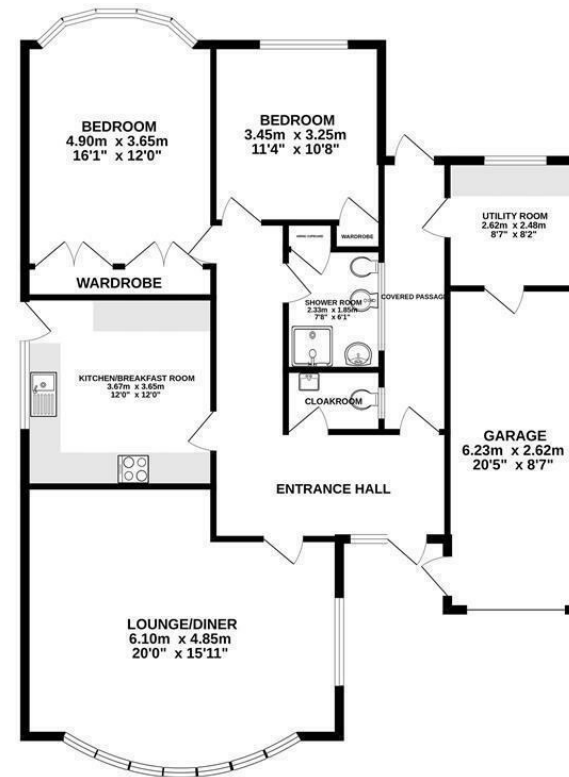


Hall	
Living/Dining Room	6.10m x 4.85m (20'0" x 15'10")
Kitchen/Breakfast Room	3.67m x 3.65m (12'0" x 11'11")
Shower Room/WC	2.33m x 1.85m (7'7" x 6'0")
Cloakroom/WC	
Bedroom 1	4.90m x 3.65m (16'0" x 11'11")
Bedroom 2	3.45m x 3.25m (11'3" x 10'7")
Enclosed Passage	
Utility Room	2.62m x 2.48m (8'7" x 8'1")
Garage	6.23m x 2.62m (20'5" x 8'7")
Front Garden	
Rear Garden	
Driveway	
Council Tax Band: E	
EPC: D	





GROUND FLOOR
125.1 sq.m. (1347 sq.ft.) approx.



8 SMUGGLERS CLOSE ALFRISTON

TOTAL FLOOR AREA: 125.1 sq.m. (1347 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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