



Anvil Cottage West Street, Alfriston, BN26 5UX

ROWLAND  
GORRINGE

# Anvil Cottage West Street Alfriston BN26 5UX

## Offers In Excess Of £680,000

A deceptively spacious and charming three bedroom semi detached house located in the heart of Alfriston village, within a private close.

Superbly presented throughout and deceptively spacious the property offers a through aspect living room with wood burner in situ and French doors leading onto the attractive garden. The 19' kitchen/dining room also enjoys a through aspect with French doors onto the rear garden from the dining area, whilst the modern kitchen is arranged to the front. A downstairs cloakroom/wc completes the ground floor. Upstairs you have all 3 double bedrooms with bedrooms 1 and 2 have fitted wardrobes. There is also a family shower room/wc as well as an ensuite bathroom/wc to the main bedroom. The principle bedroom has a dual aspect with view to surrounding countryside and hills.

Outside the attractive rear garden is private, with flint boundary walls, patio area adjoining the property with curved pathway winding through the lawn leading to the rear bedding and seating area. There are established flower and shrub beds, as well as rear access into the single garage - which has power. The front has 2 flower/shrub beds and block brick close road is carried through to the driveway/hardstanding for the property as well as a pathway to the front door.

Located just off West Street, the property lies within one hundred yards of the main high street of Alfriston village in a quiet and secluded position. Set within the South Downs National Park, the picturesque village of Alfriston enjoys a 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 Benwick. Alfriston is served by the Cuckmere community bus.



- 1216 Square Feet
- Rarely Available
- Three Bedrooms
- Front & Rear Garden
- Off West Street
- Alfriston Village Location
- Deceptively Spacious
- Garage
- Ensuite to Master



Entrance Hall

Cloakroom

Kitchen/Dining Room 6.05m x 3.51m (19'10" x 11'6")

Living Room 6.05m x 3.30m (19'10" x 10'10")

Landing

Bedroom One 4.22m x 3.28m (13'10" x 10'9")

En-Suite 3.00m x 1.70m (9'10" x 5'7")

Bedroom Two 2.74m x 2.69m (9" x 8'10")

Bedroom Three 2.64m x 2.59m (8'8" x 8'6")

Shower Room 2.57m x 2.34m (8'5" x 7'8")

Rear Garden

Garage 5.49m x 2.36m (18" x 7'9")

Service Charge (Comunnal Areas) - £200pa

EPC: C

Council Tax Band: F





**Rowland Gorringe Estate Agents**

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**01323 490680**

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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Approximate Gross Internal Floor Area = 99.97 sq m / 1076 sq ft

Garage Area = 12.95 sq m / 140 sq ft

Total Area = 112.92 sq m / 1216 sq ft

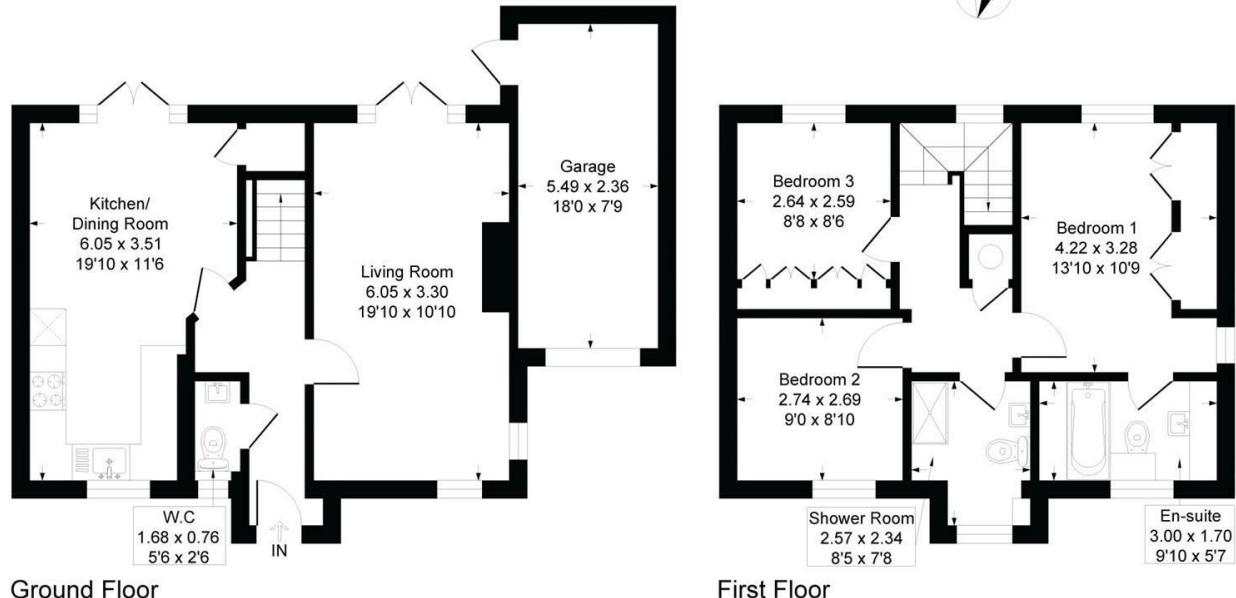


Illustration for identification purposes only, measurements are approximate, not to scale

