



Over Winton North Road, Alfriston, BN26 5XE

ROWLAND  
GORRINGE



## Over Winton North Road, Alfriston, BN26 5XE

£820,000

Light, deceptively spacious and superbly presented, this detached 3 bedroom house has much to offer. The living room sits to the front of the property with floor to ceiling picture windows, an open working fireplace and a wood floor carrying through to the dining/garden room. The garden room currently being used for dining has commanding views over and French doors onto the garden. The nicely presented kitchen/breakfast room overlooks the rear garden with utility area and a courtesy door into the integral garage. A study to the front and downstairs cloakroom/wc complete the ground floor accommodation. To the first floor you have the 3 bedrooms and family bathroom. The principal bedroom has a through aspect and a walk through dressing room leading to the impressive ensuite – which has double separate shower, bath, wc and velux window.

The private rear garden is truly

impressive, with views to distant hills/farmland, measuring over 180' and backing onto farmland. Adjoining the property is a large 2 tiered terrace/patio. The remaining garden is predominately laid to lawn with established beds/borders to the sides. A vegetable garden is located to the rear with fruit trees, various garden sheds and a greenhouse.

North Road is set within the idyllic village of Alfriston, the road runs alongside the open cricket grounds and has countryside walks within 20 yards of the property. 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 Hall

### Kitchen/Breakfast Room

22'5" x 10'4" (6.83m x 3.15m)

### Dining Area

15'2" x 11'6" (4.62m x 3.51m)

### Living Room

21'4" x 14'11" (6.50m x 4.55m)

### Study

7'11" x 5" (2.41m x 1.52m)

### W/C

5'3" x 4'1" (1.60m x 1.24m)

### Landing

### Bedroom One

19'1" x 11'11" (5.82m x 3.63m)

### Dressing Area

7'7" x 7'5" (2.31m x 2.26m)

### En-Suite

10'8" x 7'5" (3.25m x 2.26m)

### Bedroom Two

17'1" x 13'6" (5.21m x 4.11m)

### Bedroom Three

9'2" x 7'8" (2.79m x 2.34m)

### Rear Garden

### Garage

19'7" x 7'6" (5.97m x 2.29m)

### EPC: C

### Council Tax Band: F

### Tenure: Freehold









## Over Winton, North Road, BN26 5XE

Approximate Gross Internal Floor Area = 151.1 sq m / 1627 sq ft

Garage Area = 16.1 sq m / 174 sq ft

Total Area = 167.2 sq m / 1801 sq ft



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

### Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

[hello@rowlandgorringe.co.uk](mailto:hello@rowlandgorringe.co.uk)

[rowlandgorringe.co.uk](http://rowlandgorringe.co.uk)

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**