



Riverdale Seaford Road, Alfriston, BN26 5TR

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**Guide Price £1,175,000**

Riverdale House is an imposing seven-bedroom semi-detached Victorian house quietly situated on the southern side of Alfriston village, commanding outstanding views across the Cuckmere Valley.

This most impressive house offers extremely versatile and well-proportioned accommodation throughout and is ideally suited to multi-generational family living or 'home and income'. With ample off-road parking and a delightful garden setting, a viewing is strongly recommended.

The property forms part of a pair built in 1894 by a local builder for his two sons. In recent years Riverdale House has been run as a successful Guest House, but with minimal disruption would provide a lovely family home.

The light and spacious accommodation comprises a stained glass panelled Front Door into Lobby with further stained glass panels and door into a large Reception Hall; Sitting Room with feature open fireplace and fitted bookshelves, square bay with full height French windows capturing the superb views over the Cuckmere Valley, stripped pine floor; door through to the triple aspect Orangery with door to garden; through Living /Dining Room featuring two open fireplaces, one with fitted wood burning stove, square bay with fitted window seat, double doors midway defining the two areas, door to dry cellar with electric meters and good storage, door to rear of Reception Hall; large triple aspect Kitchen with oil fired Aga cooker, range of fitted wall and base units with worktop over, double electric hob with integrated double oven under, under counter space for two dishwashers and washing machine, space for freestanding fridge/freezer, door to rear garden; Cloakroom with low level WC and hand wash basin; Study/occasional Bedroom with French windows onto covered walk way, fully tiled en suite Shower Room with recessed shower, wall mounted hand wash basin, low level WC, heated towel rail. Handsome oak staircase leads from the Reception Hall to a half Landing with airing cupboard housing

hot water cylinder, walk-in cupboard; Principal Bedroom Suite with large Bedroom with feature fireplace, views over the Cuckmere Valley; fully tiled en suite Bathroom with panel bath and shower over, wall mounted hand wash basin, low level WC, heated towel rail; folding partition doors into large Sitting Room area with feature fireplace, fitted cupboard and shelving; Bedroom 2 with feature fireplace, views over the Valley; fully tiled en suite Bathroom with panelled bath and shower over, pedestal hand wash basin, low level WC, heated towel rail; Bedroom 3 overlooking rear garden; fully tiled en suite Shower Room with corner glass fronted shower cubicle, wall mounted hand wash basin, heated towel rail.

Staircase up to the Second Floor with fire door; Attic Bedroom Suite with under-eaves Bedroom with fitted cupboard, Dressing Room area with range of fitted cupboards, access to insulated loftspace, opening into Bathroom with corner bath, low level WC, pedestal hand wash basin, heated towel rail; two further attic Bedrooms; tiled Shower Room with electric Mira shower, pedestal hand wash basin, low level WC.

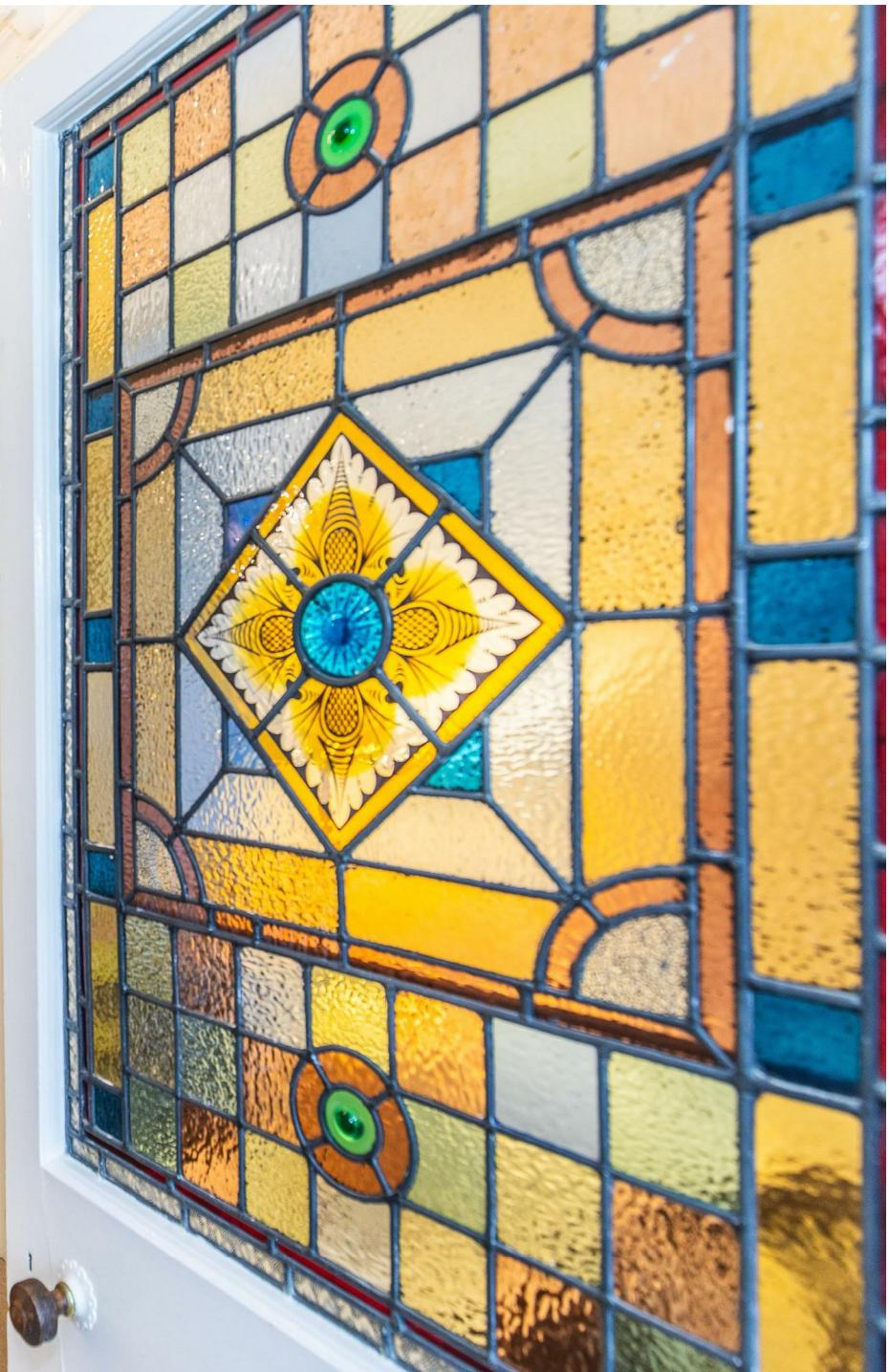
Mains water, Electricity, Private drainage, Oil fired Central Heating serving panel radiators throughout, wealth of period features, original sash windows throughout.

Agent's Note: Sitting Room Bay windows to be replaced with double glazed wood units in April/May.

Outside: The property is approached via a long shared driveway to a gravel parking area with low brick wall. The delightful, natural gardens are to the side and rear of the house. Laid to lawn with mature trees and shrubs with areas dedicated to daffodils and bluebells, the garden is a haven for wildlife. There is a large shed to the rear of the property with electric light and power. To the side of the shed is the oil tank. There is also a parcel of overgrown land to the left of the driveway believed to be just over half an acre.

Location: Alfriston is a well known and highly sought after medieval village boasting a wealth of historic buildings including a thatched clergy house, an ancient stone market cross, several timber-framed inns and a church. The property is within easy reach of Seaford (4 miles), and the county town of Lewes (10 miles) with its main line Railway Station (London - Victoria in just over the hour) and comprehensive shopping centre.









**Ground Floor:****Entrance Hall****Sitting Room**

15'1" x 14' (4.57m x 4.27m)

**Garden Room**

13'10" x 9'6" (4.22m x 2.90m)

**Drawing Room**

15'1" x 12'11" (4.60m x 3.94m)

**Dining Room**

13'10" x 12' (4.22m x 3.66m)

**Kitchen/ Family Room**

21'3" x 12' (6.48m x 3.66m)

**Study/ Bedroom**

13'8" x 12'10" (4.17m x 3.91m)

**Ensuite Shower****Cellar:**

13'5" x 11'10" (4.09m x 3.61m)

**First Floor:****Bedroom**

14'5" x 14'4" (4.39m x 4.37m)

**Ensuite Shower****Bedroom**

15'7" x 12'10" (4.75m x 3.91m)

**Ensuite Bathroom****Bedroom**

15'8" x 14'5" (4.78m x 4.39m)

**Ensuite Bathroom****Bedroom**

14'5" x 12'1" (4.39m x 3.68m)

**Second Floor:****Bedroom**

15'7" x 15'6" (4.75m x 4.72m)

**Shower Room****Bedroom**

12'9" x 10'3" (3.89m x 3.12m)

**Bedroom**

15'8" x 15'5" (4.78m x 4.70m)

**Ensuite Bathroom****Workshop****Laundry Room****Extensive Gardens****Ample Off Road Parking**



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Approximate Gross Internal Area = 327.2 sq m / 3522 sq ft  
Cellar = 19.4 sq m / 209 sq ft  
Outbuilding = 45.7 sq m / 492 sq ft  
Total = 392.3 sq m / 4223 sq ft

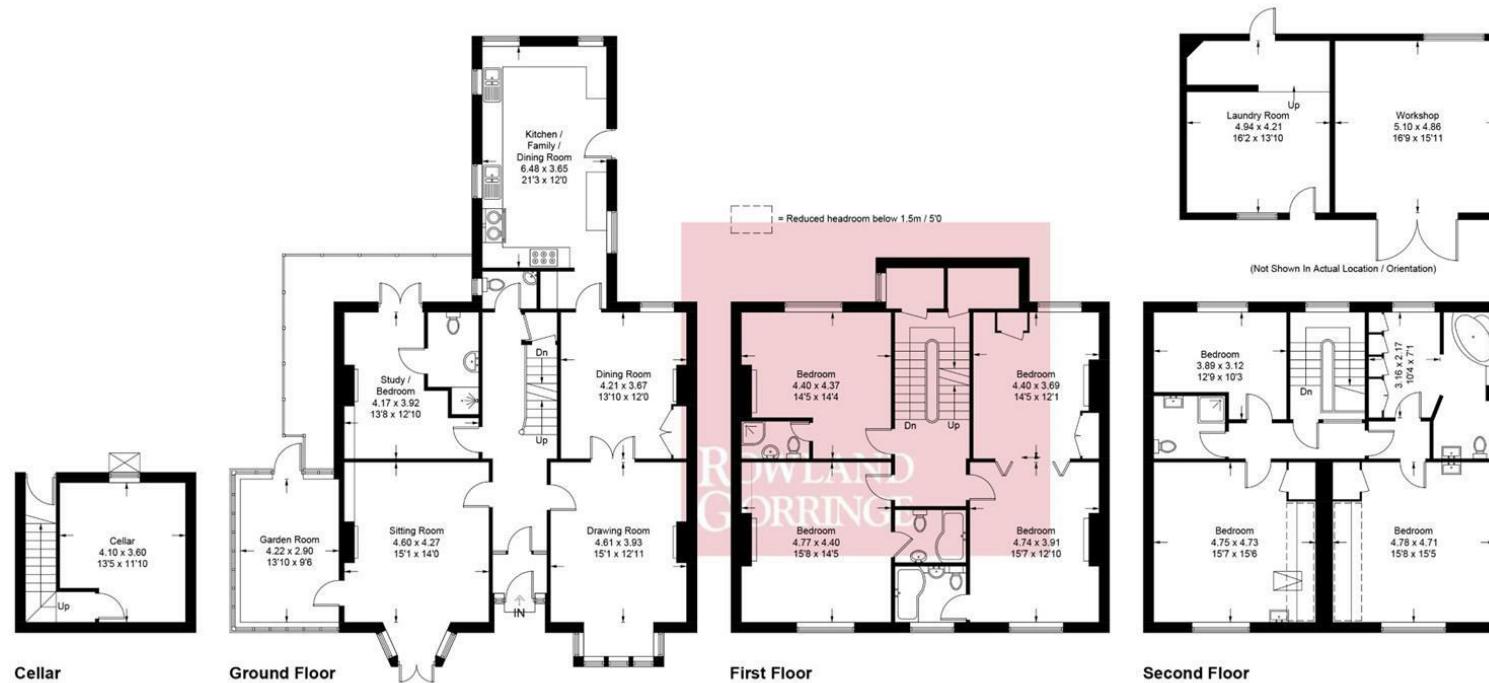


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025

## Rowland Gorringe Estate Agents

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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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