



1 Flint Cottages, Jevington, BN26 5QF  
Asking Price £675,000

EMSLIE &  
TARRANT



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OCCUPYING A HIGHLY SOUGHT-AFTER POSITION WITHIN THE PICTURESQUE VILLAGE OF JEVINGTON – A BEAUTIFULLY PRESENTED TWO BEDROOM CHARACTER FLINT COTTAGE OCCUPYING A GENEROUS END PLOT WITH LARGE WRAPAROUND GARDENS, QUIET LANE ACCESS TO OFF-ROAD PARKING AND A SUPERB GARDEN ROOM/ORANGERY.

Properties within Jevington village are seldom available, making this delightful flint cottage a particularly exciting opportunity, further enhanced by the unusually valuable benefit of private off-road parking.

Occupying a generous end plot, the property enjoys attractive gardens which provide an excellent degree of privacy and create a wonderful setting. The orangery is a particularly impressive feature, with exposed internal flint walls, extensive glazing overlooking the gardens and a striking double-apex insulated roof, creating a versatile additional living space which can be enjoyed throughout the year.

Internally, the cottage has been beautifully presented throughout and combines its inherent character with a range of carefully considered modern improvements. The accommodation includes a charming living room with focal point log burning stove, together with a well-appointed fitted kitchen/dining room featuring quartz worktops and integrated appliances. Two well-proportioned bedrooms are arranged on the first floor, together with a recently updated shower room.

The property is further complemented by a detached outbuilding, providing an excellent home office or studio space with double glazing, heating and power points.

To the front, the private driveway provides rare off-road parking within the village, whilst the rear and side gardens provide a combination of lawn, established planting and areas for outdoor seating, with the orangery forming a superb connection between the house and garden.

An internal inspection is considered essential by the vendors' sole agents to fully appreciate the character, presentation, versatile accommodation and exceptional setting this property has to offer.



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## Accommodation GROUND FLOOR

Lounge – 16'4 x 11'2 (4.97m x 3.39m)

Kitchen/Dining Room – 16'4 x 9'6 (4.97m x 2.91m)

Garden Room/Orangery – 19'3 x 17'4 (5.87m x 5.29m)

## FIRST FLOOR

Bedroom 1 – 13'6 x 9'2 (4.12m x 2.79m)

Bedroom 2 – 11'6 x 10'8 (3.51m x 3.26m)

Shower Room – 8'2 x 5'7 (2.49m x 1.70m)

## OUTSIDE

Wraparound Garden

Off-Road Parking

Home Office/Outbuilding – 13'6 x 9'3 (4.11m x 2.83m)

## Agents Notes

Tenure: Freehold

Council Tax: E

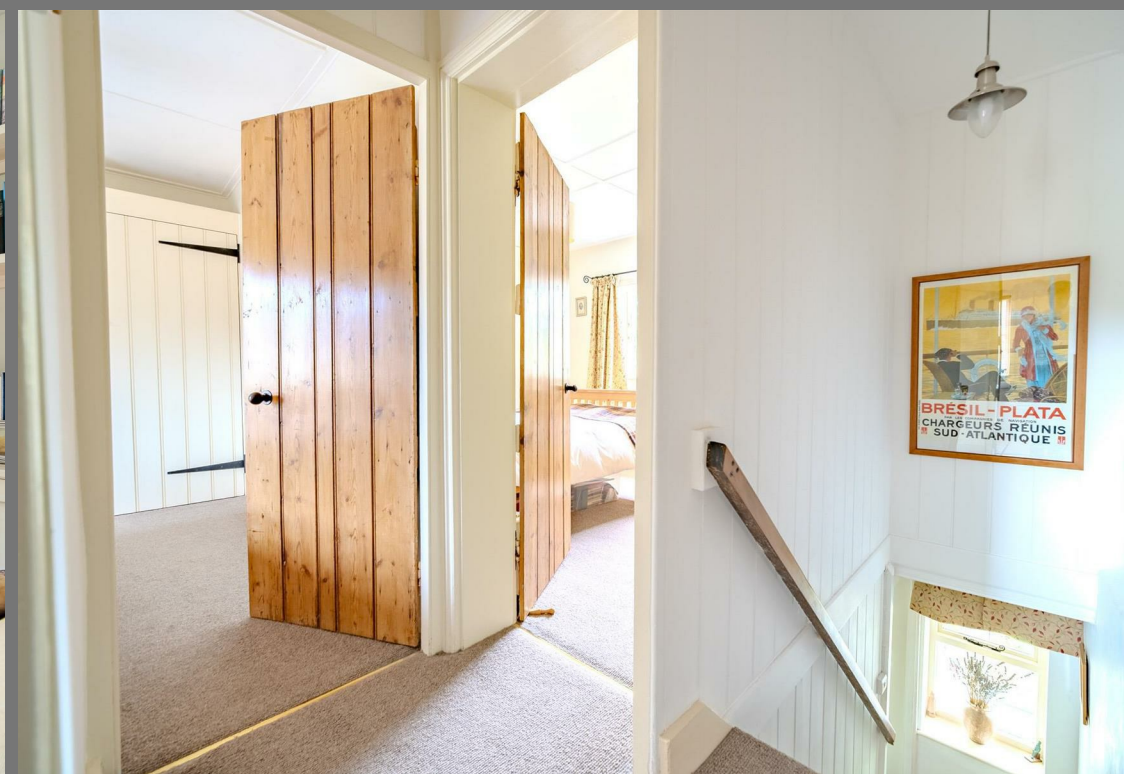
EPC Rating: To be advised



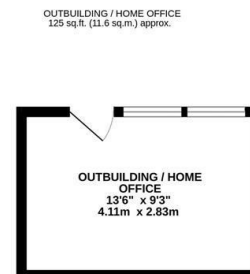
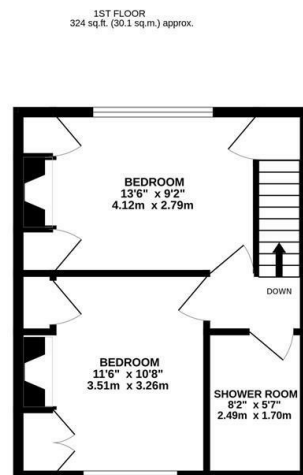
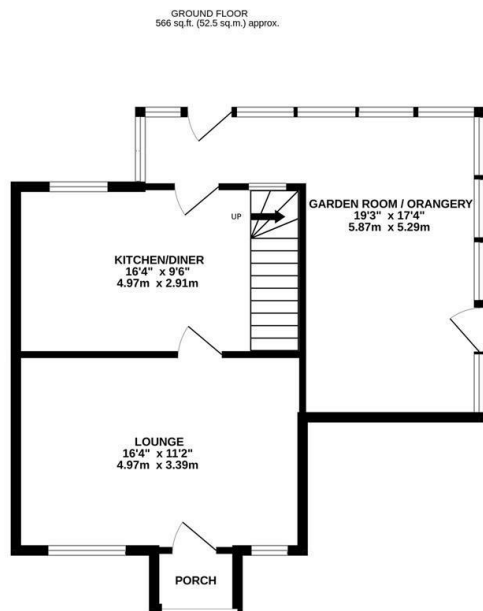












TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

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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| Energy Efficiency Rating                    |  |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |  |
|---------------------------------------------|--|--|-----------------------------------------------------------------|--|--|
| Very energy efficient - lower running costs |  |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |  |
| (92 plus) A                                 |  |  | (92 plus) A                                                     |  |  |
| (81-91) B                                   |  |  | (81-91) B                                                       |  |  |
| (69-80) C                                   |  |  | (69-80) C                                                       |  |  |
| (55-68) D                                   |  |  | (55-68) D                                                       |  |  |
| (39-54) E                                   |  |  | (39-54) E                                                       |  |  |
| (21-38) F                                   |  |  | (21-38) F                                                       |  |  |
| (1-20) G                                    |  |  | (1-20) G                                                        |  |  |
| Not energy efficient - higher running costs |  |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |  |
| England & Wales                             |  |  | England & Wales                                                 |  |  |
| EU Directive 2002/91/EC                     |  |  | EU Directive 2002/91/EC                                         |  |  |

Vendor-supplied material information is available on request. Emslie & Tarrant make every effort to ensure that the information provided is accurate but do not independently verify details supplied by the vendor. These particulars do not constitute an offer or contract, nor are they intended to form any statement of fact. Prospective purchasers should satisfy themselves as to the accuracy of all information through their solicitor or other appropriately qualified professional. Measurements and floor plans are approximate and provided for guidance only. Services, systems, appliances and installations have not been tested and no guarantee can be given as to their operation or efficiency.

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