

8 Smugglers Close,  
Alfriston, BN26 5TG

Freehold

£650,000



2 Bedroom 1 Reception 1 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Tucked away in a little exclusive private close just moments from the heart of Alfriston, this beautiful and spacious two double bedroom detached bungalow offers a rare blend of tranquillity, privacy and village convenience. Set well back from the road with a long driveway providing parking for multiple vehicles, the property is framed by well-maintained, lawned front and rear gardens. Inside, a generous bow-fronted lounge is filled with natural light, while the kitchen/diner provides an excellent everyday living space. The master bedroom benefits from an attractive bow window and the layout is completed by a separate WC and shower room, enhancing practicality. Further highlights include a covered passageway linking the original bungalow to the garage, a useful utility room, an electric roller door, EV charging point and excellent storage throughout. The peaceful cul-de-sac setting ensures a quiet lifestyle, yet the village's renowned amenities are close at hand, along with scenic countryside walks across the South Downs National Park. The prestigious Rathfinny Wine Estate and celebrated dining spots such as The Star Inn are also within easy reach, making this a superb opportunity to enjoy quintessential Sussex village living in a well-appointed and lovingly maintained home.

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Main Features

- Spacious Detached Bungalow
- 2 Double Bedrooms
- Cloakroom
- Lounge
- Kitchen
- Shower Room/WC
- Utility Room
- Lawned Rear Gardens
- Driveway
- Garage

**Entrance**  
Covered Entrance with hardwood front door to-

**Hallway**  
Radiator. Hardwood flooring. Telephone point. Recessed lighting. Wall lights. Opaqued windows to front aspect.

**Cloakroom**  
Low level WC. Wash hand basin with mixer tap and vanity unit below. Tiled flooring. Frosted double glazed window.

**Lounge**  
20'0 x 18'6 (6.10m x 5.64m)  
Two radiators. Feature fireplace with electric wood burner stove style heater and wood mantel above. TV point. Wall lights. Double aspect room with double glazed windows to front and side aspects.

**Kitchen**  
11'11 x 11'10 (3.63m x 3.61m)  
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with extractor above. Eye level double oven. Integrated fridge freezer and dishwasher. Double glazed window and door to side aspect.

**Bedroom 1**  
18'7 x 11'10 (5.66m x 3.61m)  
Radiator. Full length fitted wardrobes. Double glazed bow window to rear aspect.

**Bedroom 2**  
11'1 x 10'7 (3.38m x 3.23m)  
Radiator. Built in wardrobe. Double glazed window to rear aspect.

**Shower Room/WC**  
Wash hand basin with mixer tap and vanity unit below. Shower cubicle. Low level WC. Bidet. Heated towel rail. Fully tiled walls. Tiled flooring. Airing cupboard. Frosted double glazed window.

**Utility Room**  
8'6 x 8'1 (2.59m x 2.46m)  
Worktop with cupboard under. Space and plumbing for washing machine. Electric heater. Double glazed window to rear aspect.

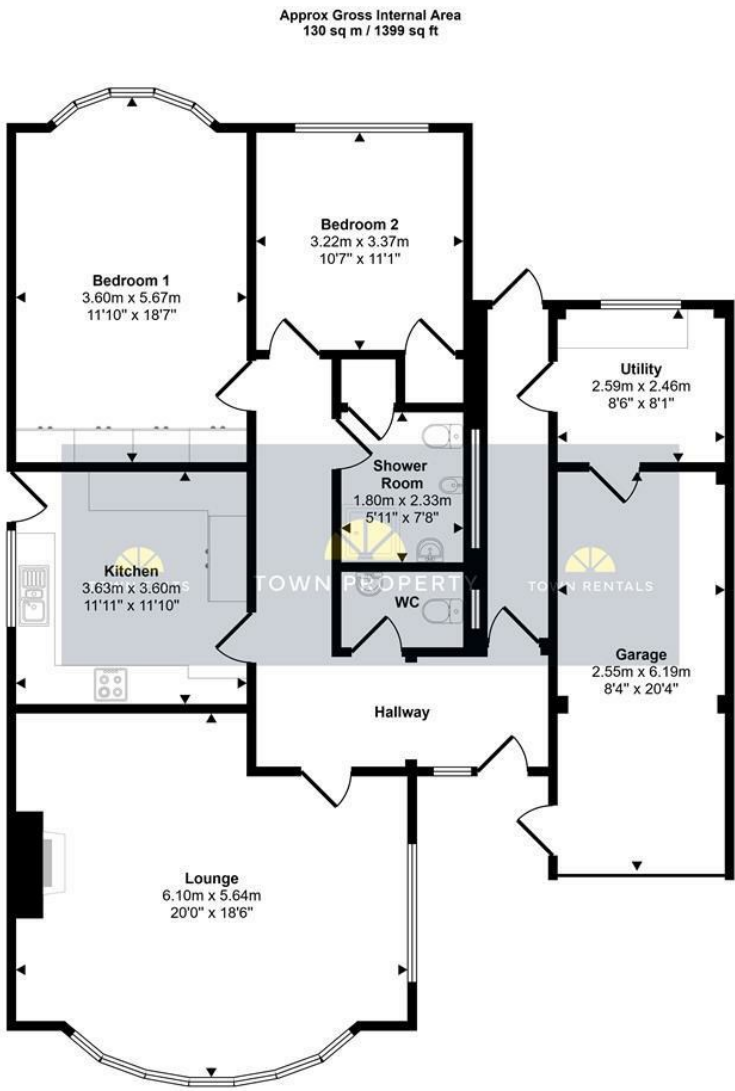
**Outside**  
The rear garden is mainly laid to lawn with an area of patio. The garden has fenced boundaries with flower bed borders, there is also a timber summerhouse.

**Parking**  
A driveway to the front of the property provides off road parking for multiple vehicles.

**Garage**  
20'4 x 8'4 (6.20m x 2.54m)  
Electric roller door. Light and power. Fitted storage.

**COUNCIL TAX BAND = E**

**EPC = D**



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.