

Little Beaulieu, 6 White Court Kings Ride, Alfriston, BN26 5XP

ROWLAND GORRINGE

Little Beaulieu, 6 White Court Kings Ride, Alfriston, BN26 5XP

Guide Price £900,000

Little Beaulieu forms a spacious portion of an important Arts & Crafts style Manor House which is believed to have been built in 1904 by Lord Montagu, then subsequently converted in 1989.

This light and bright house has been remodelled to a high standard by the current owners with internal accommodation comprising private entrance with entrance hall, inner hall and cloakroom/WC, dual aspect living room with French doors leading onto the private rear garden, wood burner and exposed beams. The modern and refitted kitchen/breakfast room has matching wall and base cupboards, access to the utility room and further side door. A dining room, cloakroom and store complete the ground floor. To the first floor there are two double bedrooms with ensuite to bedroom 1. The top floor boasts a further double bedroom and family bathroom. The rooms to the rear offer stunning and uninterrupted countryside views.

Outside:

Private Rear Garden: - Approximately 14.63m deep x 4.57m wide. Enjoys a sunny Southerly aspect and is enclosed by brick walls, with rear gate to communal grounds. Laid mainly to stone paving with shrub, rose and flower beds.

Front Area:
Approached by a private gravel drive leading to a row of pitched roof garages incorporating a clock tower. Little Beaulieu enjoys the benefit of a covered gravelled front garden. There is also a personal door to garage.

Private Side Garden: - Approximately 3.96m x 3.96m
Laid to paving with inset shrub beds. Brick retaining wall. Raised shrubbery. Private sun trap. Outside water tap. Outside gas and electricity meter boxes. Personal door access from utility room. Outside lighting.

Little Beaulieu forms part of the intriguing development of this historic, house which is set within communally maintained grounds extending to about two acres and adjacent to scenic downland countryside. Alfriston village centre is easily accessible and offers excellent local shopping facilities. The surrounding downland protected by the South Down National Park provides outstanding recreational opportunity.

White Court is a distinguished private development built circa 1990, within the established gardens of a fine country house. The communal areas include formal gardens and private hard tennis courts, winding gravel drive to parking area and garages behind pillared entrance, all surrounded by the picturesque South Downs.

Nestled amidst the beautiful Wealden South Downs, Alfriston is a village community within the idyllic valley of the Cuckmere River.
Boasting an array of inviting inns, charming tea shops, and boutique hotels that dot the village. 0.2 miles away from White Court, you'll find 'The Star,' a 15th-century coaching inn, part of the esteemed Polizzi Hotel Collection.

Adorned with a historic church often referred to as the 'Cathedral of the South Downs,' The Tye village green serves as a focal point for year-round activities. Explore the fascinating clergy house, the first property acquired by the National Trust, and immerse yourself in the rich history that surrounds you.

Convenience is key in Alfriston, with a GP surgery located near the recreation ground and cricket pitch, and a further GP in the nearby town of Seaford, a charity-run pre-school for the little ones, and a highly regarded local primary school for their educational needs.

For wine enthusiasts, the award-winning Rathfinny Wine Estate awaits on the outskirts of the village. Indulge in exquisite sparkling wines and savour the culinary delights of a Michelin Guide restaurant. Stay active by embarking on invigorating walks across Firle Beacon Nature Reserve, the scenic Cuckmere Valley, Arlington Reservoir, or explore Drusilla's Park, a beloved wildlife conservation park.

Alfriston offers excellent connectivity for commuters, day-trippers, and frequent flyers alike. With multiple mainline stations within easy reach, including Berwick station which is approximately a 5 minute drive and nearby Polegate with its direct trains to London Bridge/Victoria in approximately 80 minutes and Gatwick Airport in just 45 minutes, you'll find getting around effortless. Additionally, the nearby A27 provides convenient access to Eastbourne and Brighton.

Venture a little further south, and you'll encounter the serene beauty of Friston Forest, the breathtaking vistas of Seven Sisters Country Park, charming seaside towns, and pristine beaches. Head east to experience the vibrant allure of Eastbourne, renowned for its magnificent coastline and proud host of the annual pre-Wimbledon tennis tournament at the prestigious Devonshire Park Lawn Tennis Club.








YESTERDAY IS
HISTORY.
TOMORROW IS A
MYSTERY.
TODAY IS A GIFT.
THAT IS WHY
IT'S CALLED
THE PRESENT


HOME

Entrance Porch

Entrance Hall

Cloakroom

Kitchen
15'11" x 9'10" (4.85m x 3.00m)

Utility
7'5" x 4'8" (2.26m x 1.42m)

Dining Room
18'10" x 12'10" (5.74m x 3.91m)

Living Room
15'11" x 15'5" (4.85m x 4.70m)

Store
8'8" x 2'10" (2.64m x 0.86m)

First Floor Landing

Bedroom One
16'5" x 15'10" (5.00m x 4.83m)

En-Suite

Shower

Bedroom Three
12'8" x 9'6" (3.86m x 2.90m)

Second Floor Landing

Bedroom Two
16'11" x 15'9" (5.16m x 4.80m)

Bathroom

Adjoining Garage
19'1" x 8'4" (5.82m x 2.54m)

Garage
19'1" x 8'4" (5.82m x 2.54m)

Garden

EPC: C

Council Tax Band: G

Ground Maintenance - £850 per Annum








REMEMBER
as far as
ANYONE KNOWS
we're A NICE NORMAL FAMILY







6 White Court, BN26 5XP

Approximate Gross Internal Floor Area = 172.30 sq m / 1855 sq ft
Garage Area = 29.54 sq m / 318 sq ft
Total Area = 201.84 sq m / 2173 sq ft

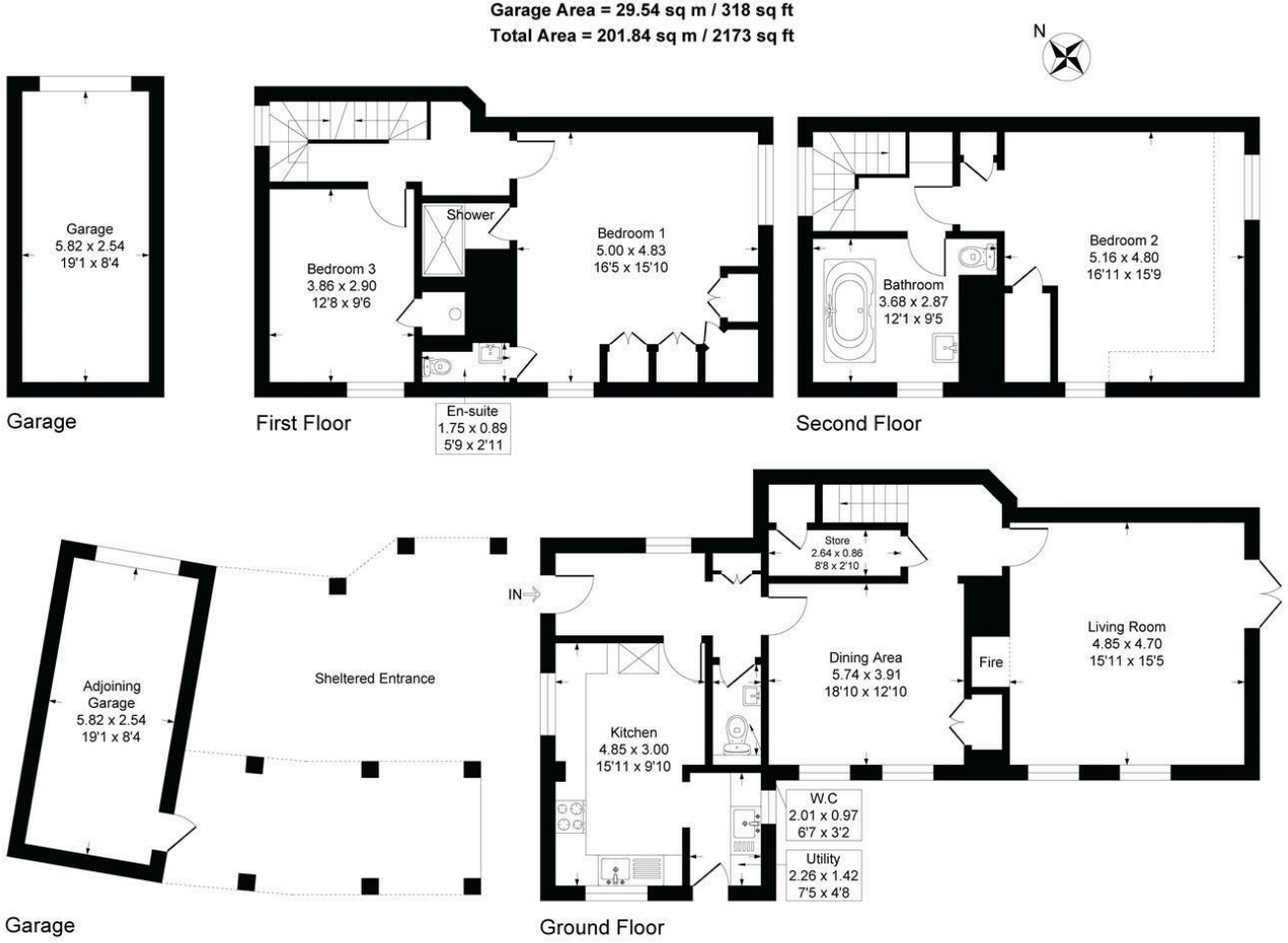


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorringe Estate Agents
Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
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 GORRINGE