36 The Square The Village, Alciston, East Sussex, BN26 6UT

ROWLAND GORRINGE

36 The Square The Village Alciston

East Sussex
BN26 6UT

Guide Price £250,000

OFFERED FOR SALE WITH VACANT POSSESSION, WITH NO ONWARD CHAIN: A flint and brick (rendered and weather barded in part) end-terraced Grade II Listed cottage, all under a clay tiled roof. Quietly situated in the heart of much favoured Alciston village, this country home is offered for sale with a private, easily maintained west-facing rear garden, along with hardstanding providing an off street parking space to the rear. The rear garden in turn is adjoined by open countryside with the downs as the backdrop to this wonderful aspect.

NO ONWARD CHAIN - AVAILABLE FOR IMMEDITE OCCUPATION UPON COMPLETION

*** AGENTS NOTE *** Please be advised, the vendors detail historical evidence of structural movement found at this property, therefore this property in only available to purchasers unencumbered from the requirement of borrowing/mortgage finance.

The accommodation comprises solid wood Front Door into Sitting Room with feature open fireplace with shelving to each side of the chimney breast, deep under stairs cupboard; inner Hall with access to loft space, airing cupboard housing copper hot water tank with slatted shelving; Kitchen with fitted sink unit and base units, space and plumbing for washing machine, space for fridge/freezer, half-glazed door to rear garden, fitted cupboards condensing boiler and fitted slatted shelving; Bathroom with panel bath, pedestal hand wash basin, low level WC, heated towel rail.

Enclosed staircase with roof light to first floor landing and two Bedrooms with views over the front garden and the street beyond.

Mains water and electricity. Oil fired central heating is provided by a Grant Vortex 26/36 oil fired condensing boiler serving panel radiators throughout. Private drainage (septic tank shared with 34 & 35 The Square - please note there will be a shared maintenance fee for the emptying of the septic tank). Wealden District Council Tax Band C.

Outside: The front garden provides shared access to all three cottages. The cottage is approached via a picket gate in the front flint wall, with a shared path and steps lead to the front door, accessed via an elevated paved terrace (right of access) defined by a dwarf brick wall. The private, fully enclosed west-facing rear garden is predominantly laid to lawn enclosed by mature hedging, close boarded fencing and a rear access gate. External oil fired boiler, sited to the north boundary fence is the oil tank.

Agent's Note: Viewers are politely asked not to park in the Rose Cottage car park as this is a private home.

The cottage is situated within the charming and historic down land village of Alciston, and mentioned in the Doomsday Book. Alciston nestles at the foot of the South Downs and is renowned for walking and riding. The working farm offers livery and grazing for horses. Berwick with its local shop and main line railway station is about a mile and a half away. The closest primary school is in Firle Village with secondary schooling at Ringmer, Lewes, Upper Dicker, Hailsham and Eastbourne. The historic county town of Lewes is about 7 miles to the west with comprehensive shopping, independent cinema and a fast main line railway service to London Victoria in just over the hour. The coastal and entertainment centres of Eastbourne and Brighton are about 8 to 16 miles respectively. The world famous Glyndebourne Opera House is easily accessible, approximately 6 miles away.

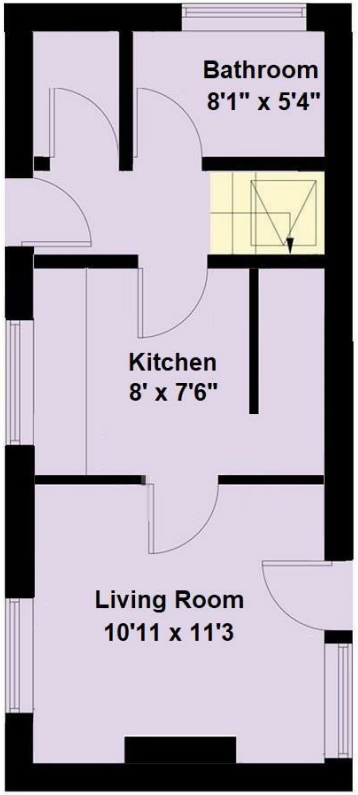
Directions to the property: https://w3w.co///shoelaces.meatballs.sweated

- GRADE II LISTED END TERRACE PERIOD COTTAGE OF IMMENSE CHARM
- PRIVATE WEST FACING REAR GARDEN
- WALLED FRONT GARDEN WITH SIDE ACCESS
- MAINS WATER AND ELECTRICITY, PRIVATE DRAINAGE
- WEALDEN DISTRICT COUNCIL TAX BAND C
- NO ONWARD CHAIN - IMMEDIATELY AVAILABLE
- OPEN FIREPLACE IN SITTING ROOM
- OIL FIRED CENTRAL HEATING
- EAST/WEST ASPECT
- IDEALLY LOCATED IN THE HEART OF ALCISTON VILLAGE

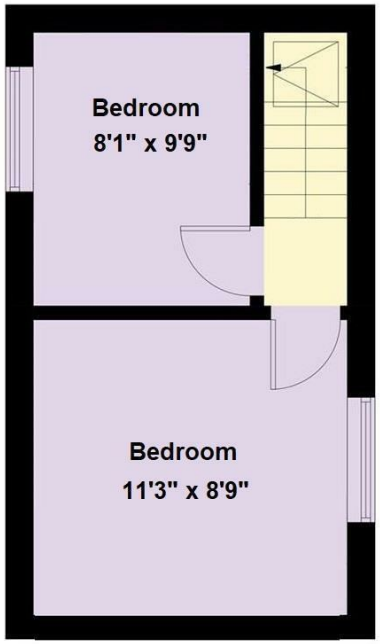
Sitting Room	3.43m x 3.33m (11'3 x 10'11)
Kitchen	2.44m x 2.29m (8 x 7'6)
Bathroom (ground floor)	2.46m x 1.63m (8'1 x 5'4)
Utility Cupboard	
Bedroom 1	3.43m x 2.67m (11'3 x 8'9)
Bedroom 2	2.97m x 2.46m (9'9 x 8'1)
First Floor Landing	

Council Tax Band: C

The Square, Alciston, BN26 6UT



Ground Floor



First Floor

Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.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