



Downlands The Furlongs, Alfriston, East Sussex, BN26 5XS

ROWLAND
GORRINGE

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Guide Price £795,000

Description

A superior detached family home of unrelenting quality, that is ideally located in an established garden plot, on the fringe of the village green. This handsome detached three bedroom family home, was originally believed to have been constructed in the 1950's of mellow brick elevations, upper parts tile hung, all under a clay tile roof.

The property as found today, has been propelled into the 21st century by the present owners, who have been responsible for the most considerate and thorough programme of modernisation. Works have included a bespoke fitted kitchen with feature island unit surmounted with granite work surface. The kitchen incorporates a rangemaster '6 ring hob' range cooker with extractor unit over, integrated dishwasher (newly fitted April 2025) and washing machine. The decor throughout is light, bright and airy with fitted window shutter blinds providing style and privacy. The central heating system has been completely overhauled with relaid pipework and a new gas boiler installed in 2019.

The accommodation as detailed in the accompanying floor plan, and illustrated by our commissioned professional photography, has to be seen to begin to be appreciated. Therefore, an accompanied viewing appointment is unhesitatingly recommended.

Outside: The landscaped garden is a beautifully manicured and presented as is

the accommodation, approached by a block paved driveway laid in 2020 between a pair of stone pillars, the plot is bounded by post and rail then lap larch fencing. Partially laid to lawn to the front and rear with bark chippings for ease of maintenance.

All mains services are connected to the property, gas fired central heating serving panel radiators appointed throughout. Wealden District Council tax band: F

Location:

The Furlongs is a well considered and revered residential road that is within level walking distance of the village green and the square. Alfriston is a highly desirable, sought after, picture postcard downland village, surrounded by a plethora of countryside walks via footpaths that allow one to explore the South Downs National Park. The village offers a range of facilities including a popular general store/post office/delicatessen, several good restaurants and tea rooms, interesting and individual shops, hotels and public houses including the Star.. There is a well attended primary school, bus services, an historic church, clergy house and village green.

Berwick Railway Station lies within approximately 2.5 miles. Outside of global pandemics, Alfriston hosts many events throughout the year including festivals, traditional fêtes and car boot faires.

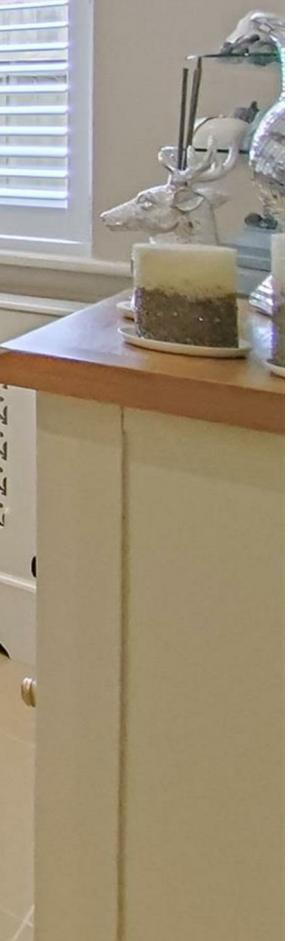
Directions:

<https://w3w.co/minivans.prominent.gambles>





HOME

A light-colored wooden dining table with a grey upholstered bench and four matching chairs. The table is set with a white cloth and plates.





Sitting Room

21'3" x 12'4" (6.48 x 3.76)

Kitchen/Breakfast Room

19'1" x 13'8" (5.84 x 4.17)

Dining Room

10'11" x 10'10" (3.35 x 3.31)

Conservatory

12'1" x 8'0" (3.7 x 2.45)

Studio/Utility Room

17'8" x 16'4" (5.40 x 4.98)

Cloakroom (GF)**Principle Bedroom Suite**

18'7" x 10'10" (5.68 x 3.32)

Bedroom 2

18'7" x 10'10" (5.68 x 3.32)

Bedroom 3

12'4" x 10'6" (3.76 x 3.21)

Galleried Landing



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Approximate Gross Internal Area = 172 sq m / 1851 sq ft

Utility / Studio = 27.2 sq m / 293 sq ft

Total = 199.2 sq m / 2144 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2021

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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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