



Thatch Cottage, The Street, Litlington, BN26 5RB

Thatch Cottage, The Street Litlington BN26 5RB Guide Price £500,000

A beguiling grade listed (II) semi detached cottage occupying a choice elevated location within the revered down land village of Litlington. Immediately available with no onward chain.

Featuring a wealth of period features, including exposed beams, original doors, inglenook fireplace, casement windows, whilst the elevations are flint faced with red brick dressings and quoins, all under a clay tile roof.

There are two ground floor reception rooms, providing space in which to relax and entertain. They include the westerly aspect sitting room with front door opening onto the front garden and inglenook fireplace fitted with a wood burning stove. As well as the dining room, which has a cast iron range inset within a former fireplace with its original bressumer beams. The ground floor also has a well-equipped kitchen with modern fittings, including units to base and wall level, an integrated oven and hob with extractor hood, as well as an adjoining walk in storage/utility room. The ground floor also has the family bathroom and separate shower.

Upstairs there are four well-presented (two double) bedrooms. They include the principal bedroom benefitting from immediate views across the surrounding countryside. The attic space provides useful further home storage among the timber eaves.

The cottage has delightful gardens to the front and rear, the front garden of open plan with picket fence defining its boundary, whilst the rear garden is a true feature with south/easterly aspect that creates a sense of peace and seclusion. Partially walled with paved sun terrace, ideal for entertaining and eating al-fresco, steps lead to a raised area of lawn with apple tree and space to create a cottage garden. Detached timber garden shed/work shop.

Informal parking is found adjacent to the property.

Mains water and electricity are appointed to the property. A cast iron wood burner housed in the inglenook provides winter heat that permeates throughout the accommodation, which is supplemented by wall mounted electric storage heaters. Private drainage.

The accommodation as detailed in the accompanying floor plan, and illustrated by our professional photography, has to be seen to be fully appreciated. An inspection of which is unhesitatingly recommended with the sole selling agent.

Location - Litlington is a sought after East Sussex village that is tranquilly situated within the Cuckmere Valley, within the South Downs National Park. The South Downs Way National Trail passes through with access to the Litlington 'White Horse', a large chalk hill figure of a prancing horse carved into the downs on Hindover Hill, overlooking the village and the Cuckmere River. The village is home to the Long Man Brewery, a crystal and gemstone store, the Plough & Harrow pub, and the Litlington Tea Gardens. Forming part of the Cuckmere Valley parish, which also includes the nearby hamlets of Lullington and Westdean.

Local authority: Wealden District Council - Tax Band E

Tenure: Freehold, to be sold by private treaty with vacant possession.

Directions: <https://w3w.co///threading.outfit.surnames>



- Immediately available with no onward chain
- Wealth of charm and period character
- Established front and rear gardens, later with sun terrace and raised cottage garden
- Approximate internal measurement of 1170 sq ft
- Close walk of village pub/tea rooms/public footpaths
- Timber garden shed/workshop



Entrance

Kitchen 4.22m x 2.54m (13'10" x 8'4")

Utility

Dining Room 3.35m x 3.33m (11" x 10'11")

Sitting Room 4.37m x 4.24m (14'4" x 13'11")

Bathroom

Separate Shower

Bedroom One 4.32m x 2.74m (14'2" x 9")

Bedroom Two 4.29m x 2.67m (14'1" x 8'9")

Bedroom Three 3.99m x 2.64m (13'1" x 8'8")

Bedroom Four 2.90m x 2.77m (9'6" x 9'1")

Rear Garden

EPC: F





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Approximate Gross Internal Area = 108.7 sq m / 1170 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

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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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