



10 Kings Ride, Alfriston, BN26 5XP

ROWLAND
GORRINGE

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£795,000

Light and deceptively spacious this detached split level house is arranged over 3 floors. Entering the property through an enclosed entrance, stripped wood flooring continues from the hall into the L-shaped living/dining room. With a through aspect the living/dining room has floor to ceiling windows to the front and back, as well as a working fireplace. From the dining area an open doorway leads to the modern kitchen with views to the front. From the kitchen the side passage has been enclosed, providing a utility/boot room with front/rear access. A short flight of stairs leads up to the 2 principle bedrooms and family bath/wc. The main bedroom has a dual aspect with walk-in closet. Easily accessed via the wardrobe, a large loft/eaves storage area has the potential to extend. The modern shower room has a walk-in shower and a smart toilet with heated seat. A further short flight of steps lead down from the main hall to 2 further bedrooms, a shower/wc and bedroom

5/garden lounge. There is also internal access from this floor, to the double garage which has power and a electric garage door.

The private rear garden is over 120' long predominately lawn with decorative beds, screening bushes and a large deck area adjoins the property, To the rear a fenced area provides a vegetable garden with trees to the side, whilst a large wood cabin/summer house with power and lighting sits looking towards the property, providing studio/office space.

To the front is a large lawn area with flower borders, a sweeping block drive leading to the property & integral double garage.

Set on the South Downs Way, Alfriston Village offers a range of facilities including village general store/post office/delicatessen, several good restaurants, tea rooms, coffee houses, interesting and individual shops, several hotels and public houses. There is a good primary school, bus services, an historic church and village green. Berwick Railway Station lies with approximately 2.5 miles.









Entrance Porch

Entrance Hall

Kitchen

10'11" x 8'10" (3.35m x 2.7m)

L-Shaped Living/Dining Room:

24'3" x 16'4" (7.4m x 5m)

- Dining Area

- Living Room

Utility/Boot Room

14'2" x 5'2" (4.34m x 1.6m)

Bedroom

10'7" x 8'9" (3.25m x 2.67m)

Bedroom

10'7" x 6'9" (3.23m x 2.08m)

Bedroom/Garden Lounge

12'11" x 10'7" (3.96m x 3.23m)

Bathroom

Landing

Bedroom

18'0" x 10'7" (5.49m x 3.23m)

Bedroom

10'7" x 8'10" (3.23m x 2.7m)

Bathroom

Eaves Storage

Rear Garden

Garden Office/Studio

15'5" x 11'1" (4.7m x 3.4m)

Garage

15'5" x 17'7" (4.72m x 5.38m)

Drive

Front Garden

EPC: D

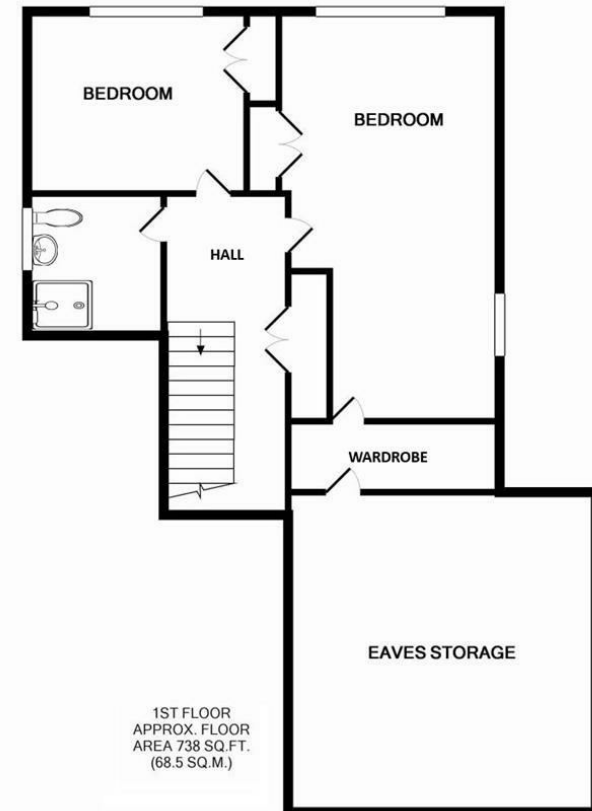
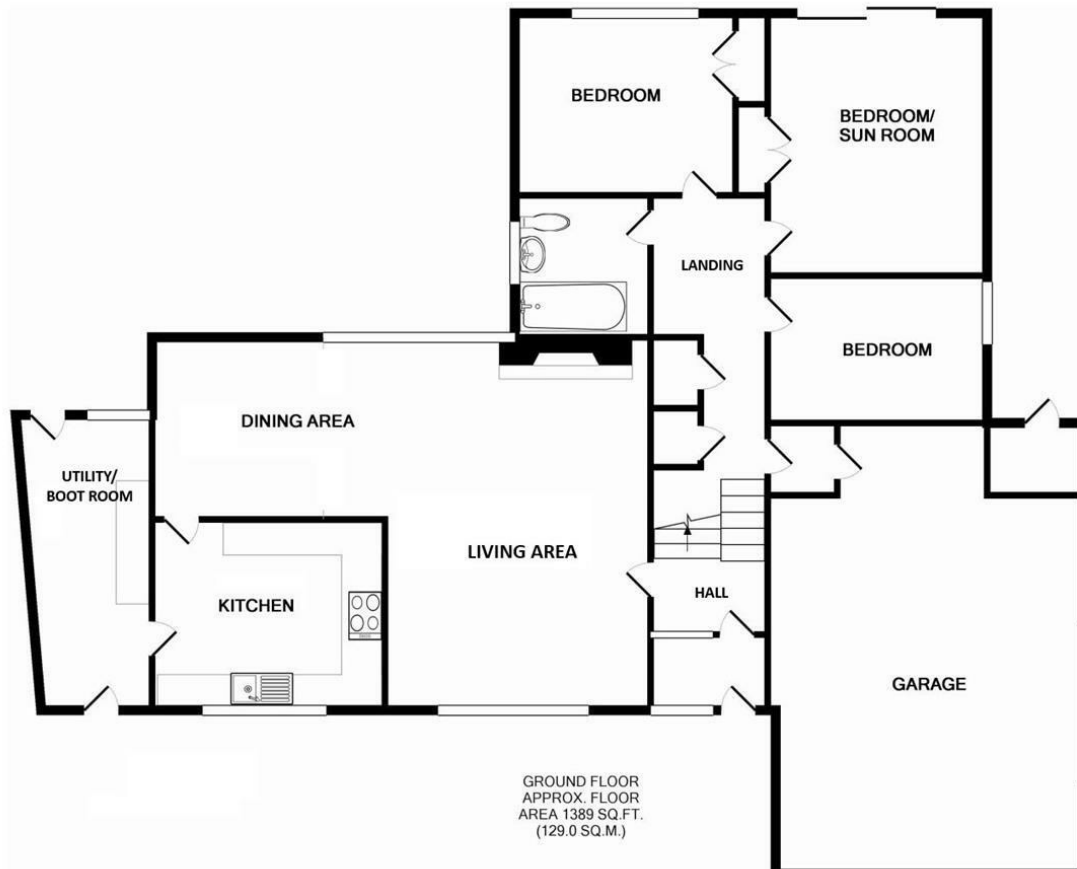
Council Tax Band: F





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TOTAL APPROX. FLOOR AREA 2126 SQ.FT. (197.6 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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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.

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