

11 The Village, Berwick Village, East Sussex, BN26 6SP

ROWLAND GORRINGE

11 The Street
Berwick Village
East Sussex
BN26 6SP
Guide Price £350,000



This distinctive three-bedroom end-of-terrace cottage offers understated charm and character. Its exterior features colour-washed elevations, decorative dual-tone tile-hung upper sections, under a pitched clay tile roof. While it requires some modernisation and refurbishment, it presents a wonderful opportunity to create a home tailored to your own tastes and design having been recently recorated both internally and externally, all located within one of the most secluded and undiscovered villages in East Sussex.

This charming village home is available immediately with no onward chain. We highly recommend a viewing by confirmed appointment, in order to fully appreciate its innate character and features, including panelled timber latch doors, feature fireplace with wood burning stove inset within the sitting room. The latent charm is complemented by modern comforts, including an external oil-fired central heating system and double-glazed uPVC windows throughout.

Agents note:- Please be advised that adjacent to the western boundary of the property is a working farm with barn, found alongside the walled boundary leading to the side return garden.

Outside:
The garden is predonantly to the south/front elevation with a side (west eleavtion) return. There is a substatila timber garden room with electric supply. Substantial timber garden shed. Partially walled and well screned by mature hedging, therefore offering a high degree of privacy and tranquility.

Location:
Hidden away, yet found in the heart of Berwick Village within easy reach of the County town of Lewes, Eastbourne and the surrounding area. The village boasts a good pub and an old church famous for its mural decorations by the Bloomsbury artists; Duncan Bell, Vanessa Bell and her son Quentin Bell. Situated on the edge of the South Downs Way, Berwick Village is ideally placed for walkers and nature lovers and is on the doorstep of the medieval village of Alfriston with its pretty high street, collection of pubs, hotels and independent shops. Berwick main line railway station is about 3 miles away with a regular service to London Victoria. About 8.5 miles away is Lewes with its comprehensive shopping facilities, excellent schools and fast service to London Victoria. The area is rich in attractions closeby including Drusillas Private Zoo; Rathfinney Vineyards; Charleston, the famous Glyndebourne Opera House and the Severn Sisters at Cuckmere Haven.

Mains water and electricity are appointed to the property, oil fired central heating serving panel radiators appointed throughout the ground and first floor accommodation. Private Drainage. Wealden District Council Tax Band: D

For sale by private treaty with no onward chain.

Directions to property: what3words ///bypasses.departure.sock

- Immediatly availble - no onward chain
- Favoured Berwick Village
- Potential to create a parking space
- All external windows are uPVC framed and double glazed
- Exposed floorboards to first floor
- Recently redecorated internally and externally
- South facing walled garden with side return
- Oil fired central heating
- Feature fireplace housing cast iron wood burning stove
- Approximate internal measurement of 851 sq ft



Entrance Porch	
Kitchen	2.92m x 2.49m (9'7" x 8'2")
Sitting Room	3.96m x 3.53m (13" x 11'7")
Bathroom	
Separate WC	
Landing	
Bedroom One	4.47m x 3.71m (14'8" x 12'2")
Bedroom Two	4.04m x 2.41m (13'3" x 7'11")
Bedroom Three	2.64m x 2.11m (8'8" x 6'11")











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Approximate Gross Internal Area = 79.1 sq m / 851 sq ft

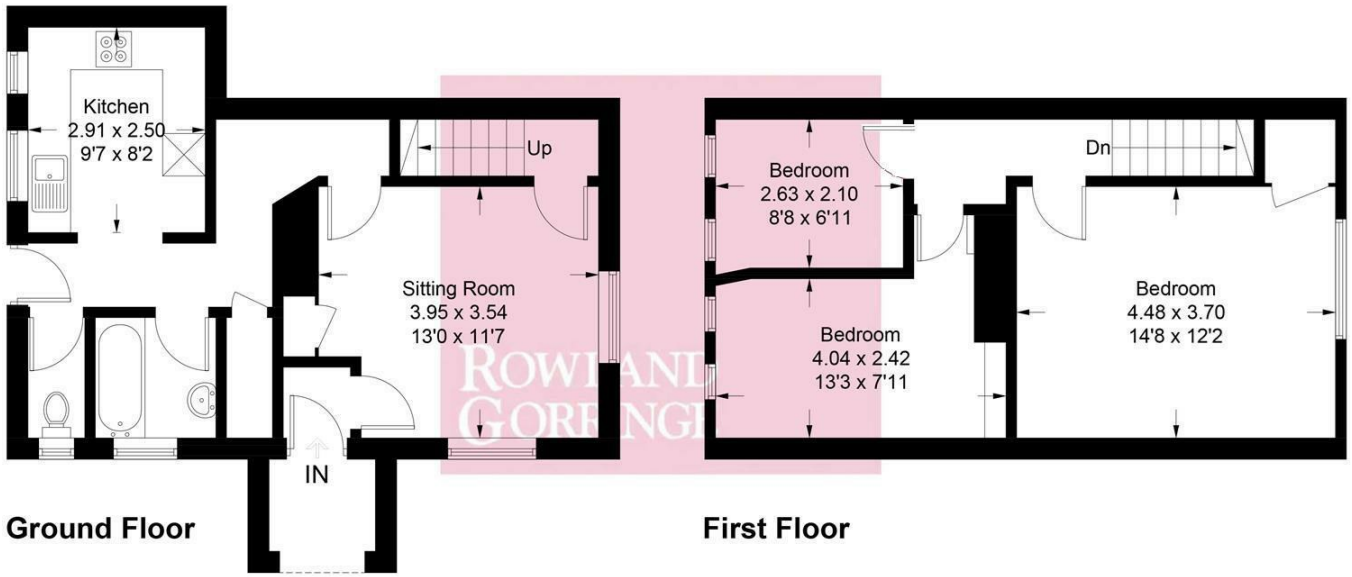


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

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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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