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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.



Ticehurst, West Street, Lewes, East Sussex, BN26 5UX

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Guide Price £850,000 Freehold

Description

Rowland Gorringe are delighted to offer for sale this charming detached 1930's home in the very heart of Alfriston village. With vacant possession and no forward chain, this three double bedroom spacious house offers well balanced accommodation with a private, flint and stone walled mature garden, outside parking for two vehicles and an integral garage.

The property comprises a westerly facing porched entrance to the house and garage. The hallway gives access to the cloakroom, WC, sitting room and dining room - thereafter leading to the fitted kitchen/breakfast room and fabulous home office/artists studio. This versatile work space with its mezzanine level and separate entrances to both the front and back patios, is also ideal for consultation purposes.

The spacious living room has a full view of the garden through two sets of double-glazed patio doors which lead directly out to the terrace - perfect for summer barbecues and outside entertaining with a high degree of privacy. The garden work/tool shed is accessible from both the terrace and garage which also has a utility area.

Upstairs the light, airy master bedroom overlooking the garden is well appointed with floor to ceiling built in wardrobe storage and en-suite bathroom. The attic, accessed by a pull-down ladder on the landing, currently offers ample storage and has potential for conversion subject to the relevant planning permissions

The original crittall windows have been replaced by UPVC double glazed units. All main services are appointed to the property and gas fired central heating serves panel radiators appointed throughout, with the added benefits of the heating and hot water partially powered by solar panels on the roof.

Agents Note: - Prospective purchasers please be aware that the sale of this outstanding village home is subject to a deed of probate being granted.

Location

Alfriston is a picturesque downland village surrounded by the Wealden South Downs. Alfriston Village offers a range of facilities including village general store/post office/delicatessen, several good restaurants and tea rooms, interesting and individual shops, hotels and public houses. There is a good 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 fetes and car boot fares.

