



44B Bostal Road, Firle, Lewes, BN8 6LE

ROWLAND  
GORRINGE

# 44B Bostal Road

## Firle

## Lewes

## BN8 6LE

## Guide Price £425,000

A particularly handsome three bedroom semi detached cottage with elevations that are flint faced with red brick dressings and quoins, all under a clay tile roof, built in a 'Duchess style' with upper elevations tile hung. Requiring of modest modernisation and refurbishment, this is a marvellous opportunity to fashion a home to ones own specific taste and design, all within one of the South of England's most sought after villages.

This charming village home is immediately available with no onward chain, a viewing of which is unhesitatingly recommended to fully take in the innate charm and character, such as panel drop latch timber internal doors, original exposed floor boards throughout the first floor with open fireplace with brick surround within the sitting Room. The charm and character is fused with a central heating system that is supplied by a Worcester Bosch external oil fired boiler, with all external windows double glazed with uPVC frames.

Set on the fringe of open downland countryside designated as being of outstanding natural beauty, with westerly aspect over the National Park framed by inspiring sunsets, weather permitting. All within immediate level walking distance of Firle, acknowledged and acclaimed as one of England's prettiest villages.

The accommodation is found over ground and first floor is presently found as follows;- Inner hall : Sitting room : Kitchen/Dining Room : 3 Bedrooms (2 double) : Ground floor Shower Room with W.C. : Front Garden with side return leading to Private South/Westerly facing Rear Garden, with semi-detached garden room/ store with electric light, power and independent consumer.

Services: Mains water, electricity and drainage are appointed. Local authority: Lewes District Council, tax band E.

The freehold interest is for sale by private treaty, there is no onward chain.

**Location**  
The village of Firle occupies an idyllic, secluded setting within The South Downs National Park. Within immediate level walking distance are amenities including the well attended village pub, parish church, village shop and post office, village hall, Firle cricket ground and the Firle Church of England primary school. The historic county town of Lewes affords shopping, gastro pubs and restaurants, along with the seaside resort of Eastbourne, all within easy reach. Lewes railway station provides connections to London Victoria (64 minutes), London Bridge (90 minutes) and Brighton (20 minutes), whilst the A27 provides motorway access to the A23/M23, Gatwick Airport and the national motorway network. Well considered and attended schooling in the vicinity includes Cumnor House, Great Walstead, Bede's, Lewes Priory, Lewes Old Grammar School, Burgess Hill Girls, Lewes Tertiary College, Brighton College and Eastbourne College.

Lewes with mainline train station 4.8 miles, Newhaven Ferry Port 7.2 miles, Berwick Station 4.4 miles Brighton 12.4 miles, Eastbourne 13 miles, London Gatwick Airport 35 miles

Directions: <https://w3w.co///announce.rental.polar>



- No onward chain - Immediately available
- Idyllic village location abutting open farmland with Downland views
- Requiring of modernisation and refurbishment
- Within level walking distance of Village Primary School, Shop and Pub
- Oil fired Central Heating
- Approximate internal measurement of 1096 sq ft
- Established garden plot with east/west aspect
- Considerable charm and untapped potential
- Double Glazed external windows throughout
- Viewings commencing Saturday 17th January



#### Entrance

Kitchen/Dining Room 5.21m x 3.53m (17'1" x 11'7")

Sitting Room 4.32m x 3.71m (14'2" x 12'2")

#### Shower Room

Bedroom One 4.52m x 3.91m (14'10" x 12'10")

Bedroom Two 3.99m x 2.77m (13'1" x 9'1")

Bedroom Three 2.82m x 2.72m (9'3" x 8'11")

#### Rear Garden

Workshop 3.12m x 2.31m (10'3" x 7'7")

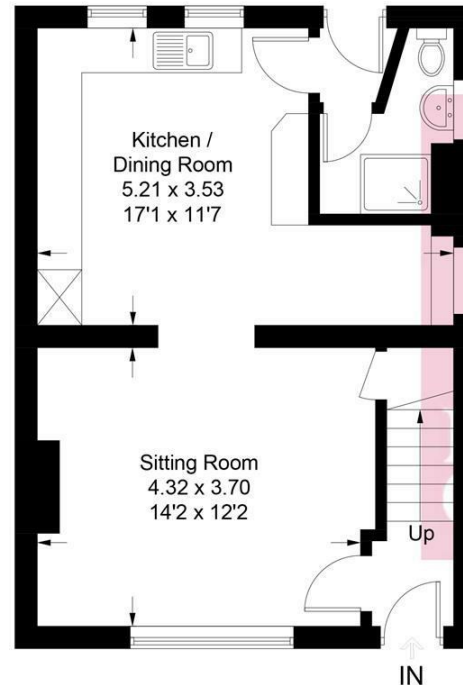
Store 2.31m x 2.13m (7'7" x 7")



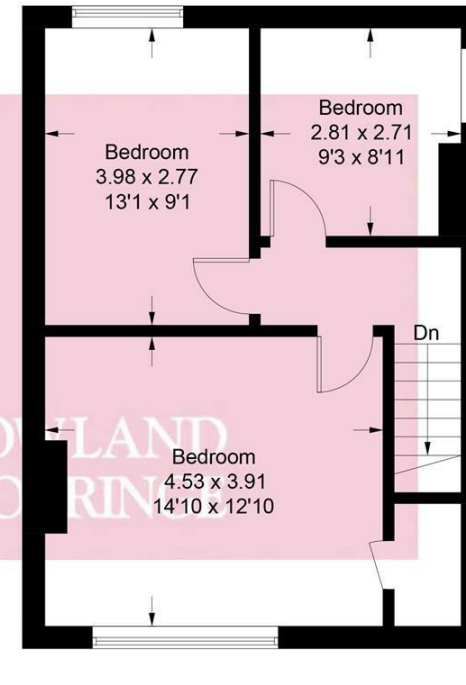


## Bostal Road, Firle, BN8 6LE

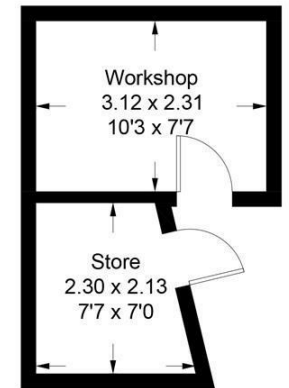
Approximate Gross Internal Area = 90.4 sq m / 973 sq ft  
 Outbuildings = 11.4 sq m / 123 sq ft  
 Total = 101.8 sq m / 1096 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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

### Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk  
 www.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.

**ROWLAND  
GORRINGTON**