



3 The Laines The Furlongs, Alfriston, BN26 5XS

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£500,000

A superbly presented 3 storey semi detached 3 bedroom house, deceptively spacious and nestled within the stunning village of Alfriston.

Hidden from the road, you approach this property via a short twitten. A 23' open plan kitchen/living/dining room with through aspect takes up the majority of the ground floor with under floor heating and bay window to the front. The modern and stylish kitchen area has a fixed island with seating for 4. Double French doors lead into the garden room – originally a brick based conservatory but now has a solid roof. The first floor has bedrooms 2 and 3, both doubles, as well as the family bathroom. The converted loft room is a double bedroom with through aspect, views, bank of fitted wardrobes and an ensuite wet room/wc.

Outside the southerly facing rear garden is predominately laid out to lawn but has several patio/decked areas. There is an impressive covered bar and seating area, with raised decking, power/lighting/outdoor heating and a storage shed. A 12' x 12' cabin sits to the side of this area and has power. Along side the house is a brick store shed and a home gym, again with power.

NB: The property did have planning permission for a single storey to the side. This would have provided an extension to the kitchen/dining room area, along with a downstairs bathroom/utility room.

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.



- Approximately 1133sq ft.
- 3 Double Bedrooms
- Southerly rear Garden
- Loft Conversion
- Open Plan Kitchen/Diner/Living Room
- Semi Detached House
- Views to Countryside & Hills
- Garden Room
- Family Bathroom & Ensuite



Entrance Hall	
Open Plan Kitchen/Dining/Living Room	7.24m x 3.43m (23'9" x 11'3")
Garden Room	3.32m x 3.27m (10'10" x 10'8")
First Floor	
Bedroom 2	3.53m x 2.64m (11'6" x 8'7")
Bedroom 3	3.57m x 2.57m (11'8" x 8'5")
Family Bathroom	21.19m x 1.48m (69'6" x 4'10")
Second Floor	
Bedroom 1	5.06m x 4.45m max (16'7" x 14'7" max)
- Ensuite Wet Room/WC	
Rear Garden	
Cabin	3.78m x 3.71m (12'4" x 12'2")
Gym	3.78m x 3.71m (12'4" x 12'2")
Store Shed (Brick)	
Store Shed	
Front Garden	
EPC: C	
Council Tax Band: D	
Tenure: Freehold	

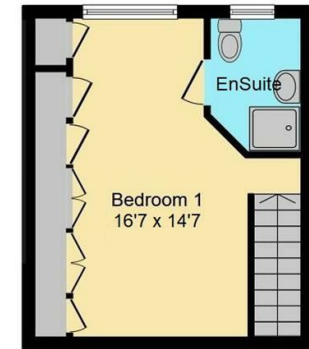




Ground Floor



First Floor



Second Floor

Total floor area 105.3 m² (1,133 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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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