



Phoenix Cottage Smugglers Close, Alfriston, BN26 5TG

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Alfriston

BN26 5TG

£500,000

A well presented three bedroom end of terrace house ideally located in a quite and peaceful close in the sought after village of Alfriston.

Built circa 2001 by reputable Berkley Homes, this modern property is full of charm reflective of the surrounding properties within the close. Light and bright throughout Phoenix Cottage is deceptively spacious with internal accommodation comprising; Welcoming entrance hall, a bright, well-equipped traditional kitchen featuring matching wooden wall and base units. The kitchen is well appointed with a variety of integrated appliances including, electric double oven, gas hob, double sink, drainer unit and combination tap. There is further space for ample appliances. The spacious living/dining room is generously proportioned and quipped with patio doors providing access to the rear garden. There is a WC located on the ground floor.

The first floor comprises of three bedrooms. Bedrooms one and two are both generously sized and fitted with double wardrobes. The fully tiled family bathroom is finished with bath, overhead shower, pedestal wash hand basin and WC.

The attractive rear garden is mainly laid to lawn with a variety of shrubs bordering. There is a further patio seating space perfect for hosting guests.

Further benefits include garage, ample off road parking and beautiful countryside views across the south downs.

Set within the picturesque village of Alfriston, Smugglers Close is located just behind the main high street of the village. The village enjoys a range of shops including general store/delicatessen, restaurants, tea rooms, public houses and historic buildings. Surrounded by the stunning South Downs National park and having the Cuckmere river running past the village, many delightful countryside walks and pursuits can be enjoyed. The village has a marvellous community atmosphere with a wonderful historic church and village green. Mainline rail connections are available at the nearby village of Berwick or coastal town of Seaford. Alfriston is served by the Cuckmere community bus and Compass bus services.



- Approximately 1325 sqft
- Countryside Views
- Cul-De-Sac
- Garage
- Living/Dining Room
- No Onward Chain
- Sought After Location
- Three Bedrooms
- Private Rear Garden
- Built Circa 2001



Kitchen	3.05 x 2.41 (10'0" x 7'10")
Living/Dining Room	5.11 x 4.67 (16'9" x 15'3")
W/C	1.75 x 0.91 (5'8" x 2'11")
Bedroom 1	4.50 x 2.62 (14'9" x 8'7")
Bedroom 2	3.91 x 2.62 (12'9" x 8'7")
Bedroom 3	2.62 x 2.06 (8'7" x 6'9")
Bathroom	2.06 x 1.93 (6'9" x 6'3")
Garage	5.28 x 2.62 (17'3" x 8'7")
Rear Garden	
EPC - C	
Council Tax - E	





Phoenix Cottage, BN26 5TG
 Approximate Gross Internal Floor Area = 109.27 sq m / 1176 sq ft
 Garage Area = 13.82 sq m / 149 sq ft
 Total Area = 123.09 sq m / 1325 sq ft

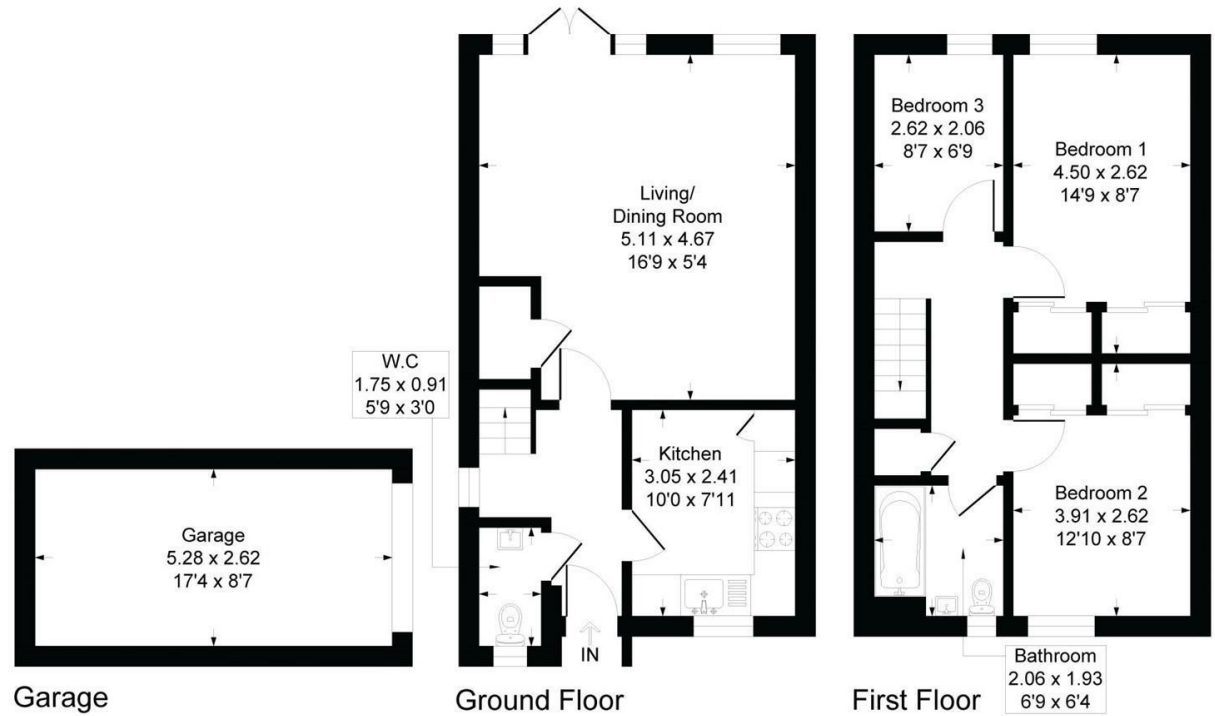


Illustration for identification purposes only, measurements are approximate, not to scale

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.

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