



3 Smugglers Close, Alfriston, BN26 5TJ

### 3 Smugglers Close, Alfriston, BN26 5TJ

£675,000

A superbly presented house within this private close, 3 Smugglers Close offers a through aspect living room which has fireplace with gas fire in situ; double doors lead into the brick-based conservatory to the rear. The 13' dining room overlooks the front. Fitted in 2016 the kitchen/breakfast room looks onto the rear garden, has a larder, a broom cupboard and door leading into the utility/boot room, which has a glass roof, quarry tiled floor and has access to both gardens as well as the garage – which has power. Completing the ground floor is downstairs cloakroom/wc. Upstairs you have all 4 double bedrooms with beds 2 and 3 having a bank of fitted wardrobes, whilst bedroom 1 has an ensuite shower/wc. Bedrooms 1 and 4 are to the rear of the property, with views over the village to distant farmlands/hills. The family bathroom is also located to the first floor.

Outside the rear garden is private, south and easterly facing. Predominately laid to lawn with mature shrub/tree borders and a patio area. To the front is a large lawn with established trees and a drive for two vehicles.

Set within the picturesque village of Alfriston, Smugglers Close is located just behind the the main high street of the village. The village enjoys a range of shops including general store/post office/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.









**Entrance Porch**

**Entrance Hall**

**Kitchen/Breakfast Room**

19'10" x 9'10" (6.05m x 3.00m)

**Dining Room**

13'10" x 12'4" (4.22m x 3.76m)

**Living Room**

21'11" x 12'10" (6.68m x 3.91m)

**Cloakroom**

**Utility Room**

22'4" x 7'6" (6.81m x 2.29m)

**Conservatory**

11'2" x 7'7" (3.40m x 2.31m)

**Landing**

**Bedroom One**

13'7" x 12'6" (4.14m x 3.81m)

**En-Suite**

9'9" x 2'8" (2.97m x 0.81m)

**Bedroom Two**

18'8" x 8'11" (5.69m x 2.72m)

**Bedroom Three**

13'10" x 9'9" (4.22m x 2.97m)

**Bedroom Four**

9'11" x 9'11" (3.02m x 3.02m)

**Bathroom**

9'11" x 6'3" (3.02m x 1.91m)

**Rear Garden**

**Garage**

18'7" x 9'3" (5.66m x 2.82m)

**EPC: D**

**Council tax Band: F**





### 3 Smugglers Close, BN26 5TG

Approximate Gross Internal Floor Area = 198.52 sq m / 2137 sq ft

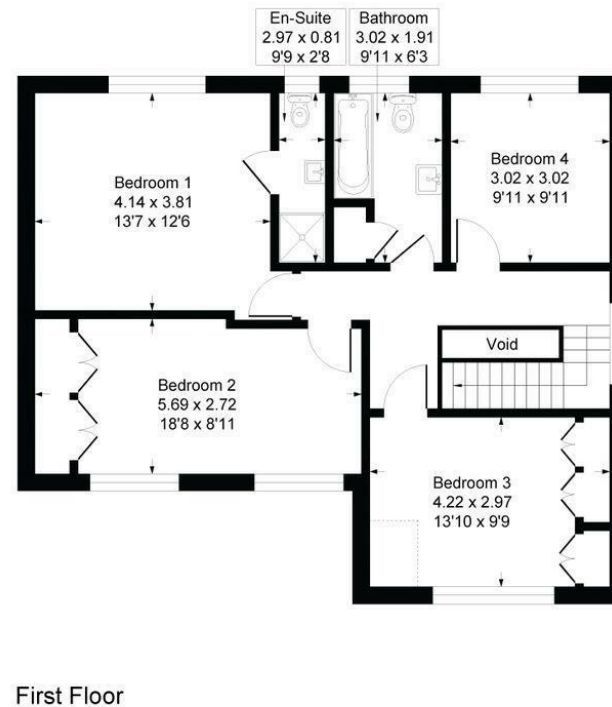
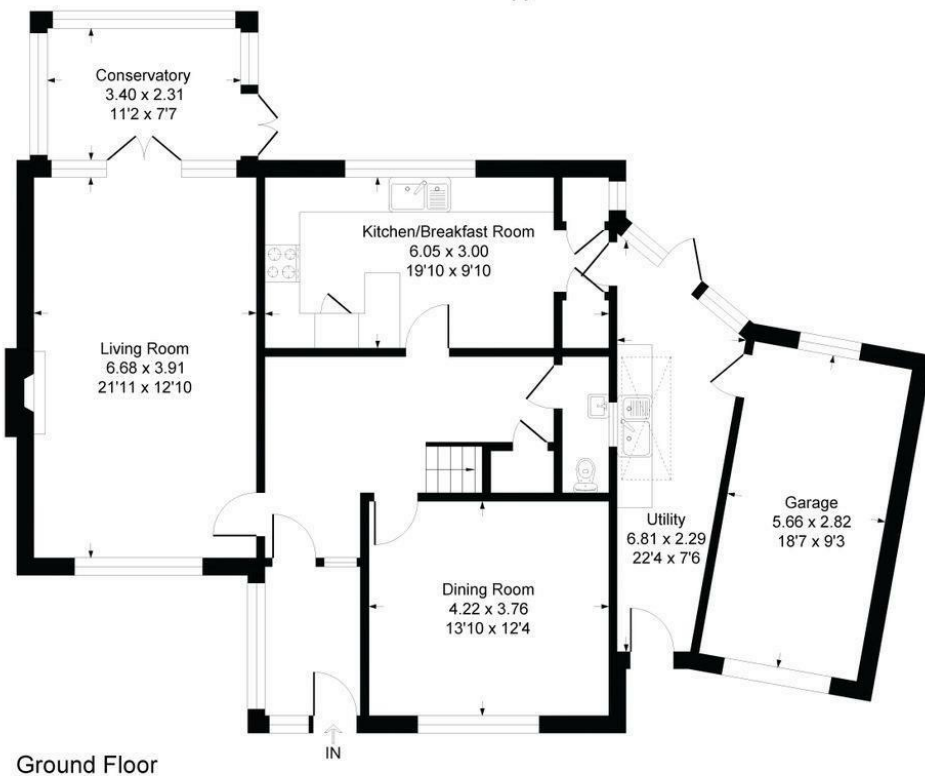


Illustration for identification purposes only, measurements are approximate, not to scale

#### Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

[hello@rowlandgorringe.co.uk](mailto:hello@rowlandgorringe.co.uk)

[rowlandgorringe.co.uk](http://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**