



Rakes Haven, The Street, Litlington, East Sussex, BN26 5RB

ROWLAND
GORRINGE

Rakes Haven

The Street

Litlington

BN26 5RB

Guide Price £395,000

Period charm fused with immense character are found in abundance at this period 'grade listed' semi detached cottage. Occupying an established and elevated East/West aspect garden plot, in the thriving heart of the ever popular downland village of Litlington.

The light and bright accommodation is requiring of modest refurbishment in part, this has been taken into full consideration with our guide price. All in all, a fabulous opportunity of considerable scope for a purchaser to fashion a delightful home of character, to their very own specification and design.

Sitting room with westerly aspect, the feature of this charming living space focussed around the recessed fireplace with prominent central cast iron burner. A door leads to a walk in study/office that is an ideal home working area. Further doors off the sitting room lead to the stairwell to the first floor as well as the ground floor bathroom and utility space with door to the rear garden

The kitchen/dining room comprises an array of fitted cupboards and drawers, with space for various appliances including a cooker/stove, and a fitted sink with westerly aspect over the rear garden, broad worktops with tiled surround tiled. Generous dining area with inner door leading to the Sitting Room

The first floor provides two bedrooms rooms, with access to the second bedroom leading from the principle bedroom where there is (subject to attaining listed building consent) the space to create individual access to each room.

The bathroom comprises a corner panel bath, hand wash basin, low level W.C electric heated towel rail and two display shelves.

Outside:

The front and rear gardens are a delight and full of potential, the rear is partially walled with extensive space to create a garden studio or home office. The rear garden has a predominately south/easterly facing aspect and is landlocked other than access via the property.

Mains water and electricity are appointed to the property. A cast iron wood burner housed in the inglenook provides winter heat that permeates throughout the accommodation, which is supplemented by wall mounted electric storage heaters. Private drainage.

The accommodation as detailed in the accompanying floor plan, and illustrated by our professional photography, has to be seen to begin to be appreciated. An inspection of which is unhesitatingly recommended with the sole selling agent.

Litlington village is located within the South Downs National Park. It is a popular destination for walkers and tourists due to its immediate proximity to the neighbouring Friston Forest, Seven Sisters Cliffs and the Cuckmere River leading to Cuckmere Haven. The village is home to the Long Man Brewery, a crystal and gemstone store, the Plough & Harrow pub, and the Litlington Tea Gardens. Forming part of the Cuckmere Valley parish, which also includes the nearby hamlets of Lullington and Westdean. The coastal town of Seaford is easily accessible with an excellent array of shops, railway station, library, restaurants and a thriving coffee culture as well as an extensive beach that is popular with walkers, runners and cyclists alike.

Local authority: Wealden District Council - Tax Band D

Tenure: Freehold, to be sold by private treaty with vacant possession.

We understand that the current broadband download speed (ultrafast) at the property is around 1800



- Period charm in the heart of Litlington village
- No onward chain - immediately available
- 3.3 miles walk to Cuckmere Haven, a designated Heritage Coast site
- Partial electric underfloor heating with wood burner
- An ideal pied-à-terre or holiday rental
- Approximate internal measurement of 1001 sq ft
- Adjoining open countryside, adjacent to Friston Forrest
- Immediate walk of village church, hall and popular pub
- Front and rear gardens with East/West aspect
- Grade II listed



Entrance

Kitchen/Breakfast Room

3.91m x 3.10m (12'10" x 10'2")

Utility Room

Sitting Room

5.31m x 3.84m (17'5" x 12'7")

Office

Shower Room

Bedroom One

5.36m x 3.25m (17'7" x 10'8")

Bedroom Two

5.46m x 2.77m (17'11" x 9'1")

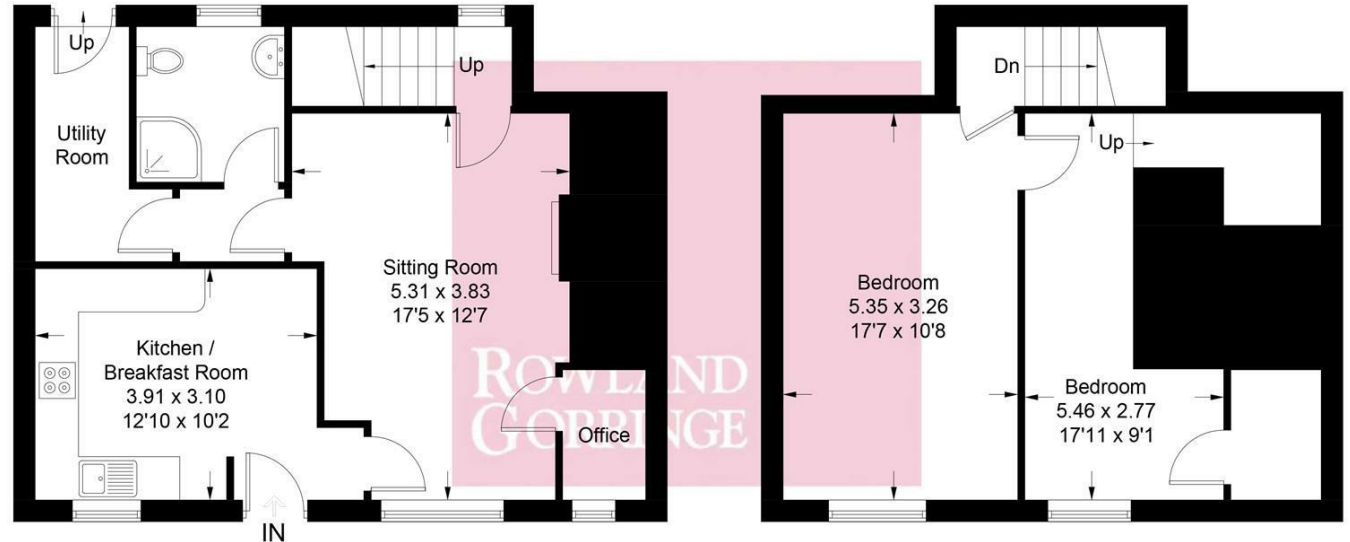
Rear Garden





Rakes Haven, Litlington, Polegate, BN26 5RB

Approximate Gross Internal Area = 93 sq m / 1001 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

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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.

**ROWLAND
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