



£500,000- £550,000 Guide Price

Sturtles, 37 The Village, Alciston, East Sussex, BN26 6UW

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## Overview...

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A great opportunity to purchase this pretty Grade II listed two double bedroom detached cottage which is set on a good size plot with garage and parking.

Featuring flint elevations under a thatched roof and a wealth of exposed ceiling timbers, this attractive property occupies an elevated plot in the sought after village of Alciston with a larger than expected rear garden.

The deceptively spacious accommodation includes an enclosed porch, entrance hall, kitchen/breakfast room, generous dual aspect lounge/dining room with feature inglenook fireplace now housing a cast iron log burner and a side extension with utility room and ground floor shower room.

Upsatirs are two good size double bedrooms, both dual aspect, a spacious hallway and a modern fitted bathroom.

Outside there are gardens to the front and rear with a detached garage and driveway to the side.

VIEWING RECOMMENDED



## The property...

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**ENCLOSED PORCH-** Windows, door to-

**ENTRANCE HALL-** Deep hall cupboard, solid wood block flooring, door to-

**KITCHEN/BREAKFAST ROOM-** Fitted with a comprehensive range of hand-built wall and base cupboards with solid wood worktops, ceramic butler sink with adjacent swan neck mixer tap, oil fired range cooker with tiled splash panel, integrated fridge/freezer, dual aspect windows, solid wood block flooring, space for table, attractive exposed ceiling timbers.

**SITTING ROOM/DINING ROOM-** A wonderful bright dual aspect room with windows and double doors opening to the southerly facing front garden and 2x rear aspect windows, feature inglenook fireplace with stone hearth and timber lintel housing a cast iron log burner, stairs to the first floor, exposed ceiling timbers, door to rear garden.

**UTILITY ROOM-** Double floor cupboard with expanse of worktop over, single bowl single drainer stainless steel sink with space under for washing machine, floor standing oil fired boiler, door to the front garden.

**SHOWER ROOM-** Fitted white suite comprising a white shower tray with shower over, shower curtain and rail, tiled surround, wash hand basin, low level W.C., frosted window and rear aspect window over the stairwell

**FIRST FLOOR LANDING-** A super landing with built-in cupboards, front aspect window.

**BEDROOM-** A lovely dual aspect double room with windows to the front and rear, painted ceiling timbers.





## *Property and Outside...*

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**BEDROOM-** A lovely dual aspect double room with windows to the front and rear, wash hand basin, painted ceiling timbers.

**BATHROOM-** A generous bathroom, refitted with a white period style suite comprising a ball and claw foot roll top bath with Victorian style mixer tap, pedestal wash hand basin, low level W.C., part tiled walls, obscured window.

### **OUTSIDE**

**FRONT GARDEN-** Raised area of lawn enclosed by mature shrubs, patio area.

**REAR GARDEN-** A lovely mature garden, mainly laid to lawn, enclosed by mature shrubs and backing onto open fields.

**GARAGE & PARKING-** To the side of the property with double doors and matching thatched roof.





## Location...

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**Alciston** is a quaint village located in the heart of East Sussex in the Cuckmere Valley and sits beneath Firle Beacon. It is a very pretty village with thatched cottages and a large proportion of old buildings along its narrow main street. The medieval tithe barn is simply huge - it's over 50 metres long and an indicator of just how rich the church was in the middle ages - the barn would have been full of the church's cut (or tithe) of the annual harvest each year.

The South Downs Way passes approximately 1 mile from the village and direct access onto Firle Beacon 217m which offers wonderful views over open countryside.

A Mainline Railway Station at nearby Berwick offers services to London Victoria, Lewes and Eastbourne with larger towns such as Lewes, Eastbourne and Seaford all easily accessible by road.

The area benefits from by a number of popular schools catering for all ages, including nearby Bedes.

Tenure - Freehold

Oil fired central Heating

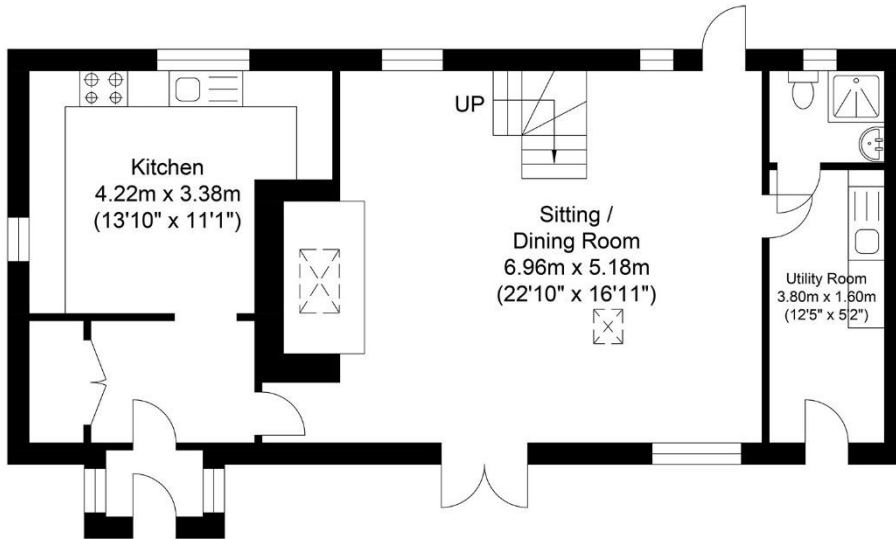
EPC Rating - NA Listed Building

Council Tax Band - F

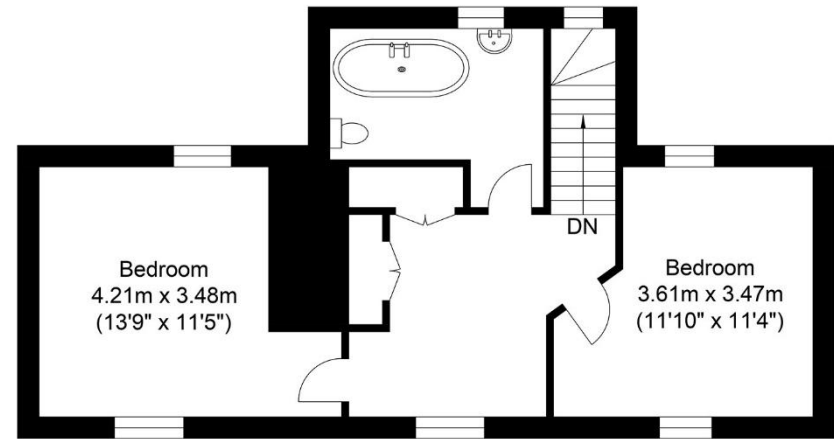
Viewing recommended



**For further enquiries or to arrange a viewing, please contact the office on 01273 407929**



Ground Floor  
Approximate Floor Area  
678.23 sq ft  
(63.01 sq m)



First Floor  
Approximate Floor Area  
485.66 sq ft  
(45.12 sq m)



Approximate Gross Internal Area = 108.13 sq m / 1163.90 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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