



**5 Deans Road, Alfriston,
East Sussex, BN26 5XR
Guide Price - £698,000**

Rager & Roberts



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A well presented 4 bedroom detached bungalow occupying an attractive corner plot with double garage situated within picturesque Alfriston.

reception hall • cloakroom • sitting room • dining room • study/bedroom 4 • kitchen/breakfast room
• utility room • 3/4 bedrooms • bathroom • shower room • double glazing and gas fired central heating • double garage

Description

A well presented 4 bedroom detached bungalow occupying an attractive corner plot with double garage situated within picturesque Alfriston. The property has been extended by the current owners and now provides spacious and versatile accommodation with scope for further extension (subject to necessary consent). A fine feature is the 20'8" sitting room with triple aspect, whilst the dining room provides access on to a delightful well tended south facing rear garden. Some modernisation is now required. An appointment to view is strongly advised as properties of this type within Alfriston Village are rarely available.

Location

The property is enviably located close to the shopping facilities of the village but away from the noise of the high street. Alfriston is hugely sought after as it provides a range of local amenities as well as local social activities. The surrounding scenic countryside of the South Downs National Park affords a unique opportunity for recreation. There are rail services available in nearby Berwick to London and Gatwick. The coastal town of Eastbourne is about 8 miles distant affording a range of cultural and sporting facilities. There is world class opera at nearby Glyndebourne and channel ferries are from Newhaven.

Front door to

Reception Hall 15'10" x 9'8" (4.83m x 2.95m) cupboard with pre-lagged hot water cylinder, access to Loft Space with drop down ladder, radiator.

Cloakroom low level wc, wash basin inset into vanity unit with mixer tap and cupboards under, radiator.

Sitting Room 20'8" x 13' (6.3m x 3.96m) with triple aspect, open fire place with marble style surround and hearth, 2 radiators.

Dining Room 11'3" x 10'7" (3.43m x 3.23m) with double aspect, radiator, door opening on to Sun Terrace.

Inner Hall with 2 built in cupboards.

Reception Room/Bedroom 3 13'6" x 8' (4.11m x 2.44m) with radiator.

Study/Bedroom 4 12' x 7'3" (3.66m x 2.2m) radiator.

Kitchen/Breakfast Room 13'6" x 11'4" (4.11m x 3.45m) with working surfaces and cupboards with drawers under and matching units above, one and a half bowl inset sink unit with mixer tap, 4 ring gas hob with extractor fan over, built in Neff double electric fan assisted oven, Bosch dishwasher, fitted fridge and freezer, radiator.

Utility Room 7'1" x 7' (2.16m x 2.13m) with working surface with cupboards and drawers under, single drainer inset sink unit with mixer tap, plumbing for washing machine and space for dryer, radiator, extractor fan and door to side access.

Master Bedroom 17' x 12'1" (5.18m x 3.68m) with range of fitted wardrobes and cupboards, radiator.

Bedroom 2 15'2" x 9'10" (4.62m x 3m) with cupboard, radiator.

Bathroom with panelled bath and mixer tap with shower attachment with additional fitted shower over, low level wc, pedestal wash basin, bidet, radiator.

Shower Room with corner shower, low level wc, wash basin, radiator and extractor fan.

Outside

The property occupies an attractive corner plot with gardens to the front and side which are mainly laid to lawn for ease of maintenance. To the rear of the property there is a delightful and well tended south facing garden with large area of lawn with shrub borders. There are 2 Sun Terraces and a Summer House. Side access. Outside tap.

Double Garage 18' x 16'2" (5.49m x 4.93m) with single up and over door, power and lighting.

The entrance drive affords additional car parking space.

Tenure We are advised that the property is held Freehold

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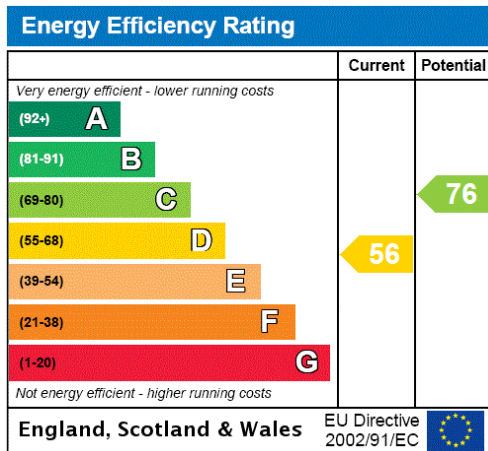
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We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.