



Farm Cottage

21 Lower Berwick, Berwick, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming 3 bedroom detached grade II listed cottage on the rural outskirts of sought-after village

A quaint character cottage with lovely inglenook fireplace in the sitting room plus a good size fitted kitchen and separate dining room, and three bedrooms and bathroom on the first floor. There is a private driveway for two cars and a garden to the side of the house. Located on the rural edge of the sought-after village of Alfriston.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



DRIVEWAY



GARDEN



FREEHOLD



**RURAL/
VILLAGE**



807 SQ FT



£475,000



The property

Farm Cottage is a charming Grade II listed property dating back to the 18th century with later extensions. Outside there are charming brick elevations, whilst inside there are 3 bedrooms and a wealth of original details, including the beautiful inglenook fireplace with wooden bressummer.

The front door opens into the main sitting room with inglenook fireplace, tiled flooring and beamed ceilings. There is a door from the sitting room to the separate dining room which has a feature cast iron fire surround, beamed ceiling and a dual aspect to the front and side gardens. The kitchen enjoys a vaulted beamed ceiling with an array of fitted units and granite worktops, plus a double butler sink and fitted range cooker with extractor over. There is a door to the rear providing access from the parking area.

Stairs from the sitting room rise to the first floor landing which provides access to the three bedrooms, all large enough to accommodate a double bed. The bathroom has a roll top bath with mixer taps and

shower attachment, plus a fitted sink and wc and heated towel rail.

Outside

There is a private parking area to the left of the cottage with enough space for several cars. To the right hand side of the cottage is a private garden with a circular patio area. The gardens are enclosed by some walling and established trees and shrubs.



Location

Nearby Alfriston village has a village green, parish church, independent shopping including a village store with delicatessen and Post Office, GP surgery, restaurants, public houses and primary school. Litlington village also offers a range of amenities including independent shopping, a church, community hall, tearoom and public house and the village of Berwick has a train station with access to London. Nearby Polegate and Seaford town centres offer a range of local and independent stores, supermarkets, cafés, restaurants and services including a popular primary school. The nearby market town of Lewes has more comprehensive shopping, leisure and sporting facilities. Polegate station offers regular direct trains to central London, while the A27 gives easy access to the national road and motorway network and to London airports.

Distances

- Alfriston Village
- Eastbourne
- Lewes

Nearby Stations

- Berwick Station X miles
- Lewes

Key Locations

- Long Man of Wilmington
- South Downs National Park
- Seven Sisters Country Park
- Drusillas Park

Nearby Schools

- Bede's
- Eastbourne College
- St. Andrew's Prep





Directions

BN26 5QS

what3words: ///purest.sailed.fastening

General

Local Authority: Wealden District Council

Services: Mains water and electric, oil fired boiler.
Mains drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: F

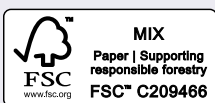
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