



Rose Cottage

The Street, Wilmington, East Sussex.


ROSE
COTTAGE


**STRUTT
& PARKER**


BNP PARIBAS GROUP


A pretty Grade II Listed cottage located in a sought-after Downland village requiring modernisation


A charming 17th century character cottage, with an absolute wealth of retained period features including leaded glazing, wall and ceiling beams, original joinery and an original fireplace. It is located in a desirable village near amenities and stations.


**3 RECEPTION ROOMS**


**3 BEDROOMS**


**1 BATHROOMS**


**GARAGE**

**GARDEN**

**FREEHOLD**

**RURAL/ VILLAGE**

**1,356 SQ FT**

**GUIDE PRICE £795,000**

The property

Believed to date from the 17th century or earlier, Rose Cottage is a charming detached timber framed cottage with white-painted plaster infilling and offers almost 1,400 sq ft of flexible accommodation arranged over two floors. Configured to provide an ideal and characterful family and entertaining environment, with an absolute wealth of retained period features including leaded glazing, wall and ceiling beams, original joinery, wide floorboards and an original fireplace.

The ground floor accommodation flows from a welcoming porch with quarry tiled flooring and briefly comprises a spacious 22 ft dual aspect split level drawing room with quarry tiled flooring, a feature exposed brick open fireplace and a glazed door to the rear terrace and an inter-connecting dual aspect sitting room with feature fireplace with woodburning stove and a useful en suite cloakroom. This floor is completed by a kitchen and dining room with feature flagstone flooring, the double height

kitchen having a range of wall and base units, a double Belfast sink, an angle with Everholt cast iron range, a door to the side aspect and a galleried mezzanine over and the dining area having space for a good-sized table.

Stairs rise from the drawing room to the first floor which provides a principal bedroom with en suite shower room and a second double bedroom. Stairs rise from the kitchen to a third mezzanine bedroom with pitched roof and with a door connecting to the second bedroom.



Outside

Having plenty of kerb appeal, the property is approached through a picket fence and pedestrian gate over a block paved path flanked on each side by areas of level lawn bordered by mature hedging. A lane gives access to an outbuilding to the side and rear of the property, providing a garage accessible from the lane with a pedestrian gate opening to the rear garden and to a neighbouring workshop/utility room accessible from the rear garden. The enclosed garden to the rear is laid mainly to level lawn interspersed with mature specimen trees and features numerous seating areas, a covered well, a garden store and a terrace, ideal for entertaining and al fresco dining, the whole screened by mature hedging.

Wilmington village, renowned for The Long Man, cut into the South Downs and Europe's largest portrayal of the human form, offers local services including a pub with restaurant. Alfriston has a village green, parish church, shops including a village store with delicatessen, a GP surgery, restaurants, pubs and a primary school. Further day-to-day amenities are available in Litlington and Arlington villages and in Polegate. The market town of Hailsham, Eastbourne and Lewes offer more comprehensive shopping, service and leisure facilities. Local sporting facilities include walking and riding in the South Downs National Park, golf courses and water sports in Eastbourne and the South Coast.

Location

Distances

- A27 (Eastbourne to Lewes road) <0.1 mile
- Wilmington 0.3 mile
- Alfriston 2.1 miles
- Litlington 2.6 miles
- Arlington 2.6 miles
- Polegate 2.9 miles
- Hailsham 5.4 miles
- Eastbourne 6.7 miles
- Lewes 9.9 miles
- Brighton 17.5 miles
- London Gatwick Airport 35.6 miles
- Central London 66.4 miles

Nearby Stations

- Berwick (Lewes 11 minutes, London Victoria 1 hour 22 minutes)
- Polegate (Haywards Heath 37 minutes, London Victoria 1 hour 22 minutes)

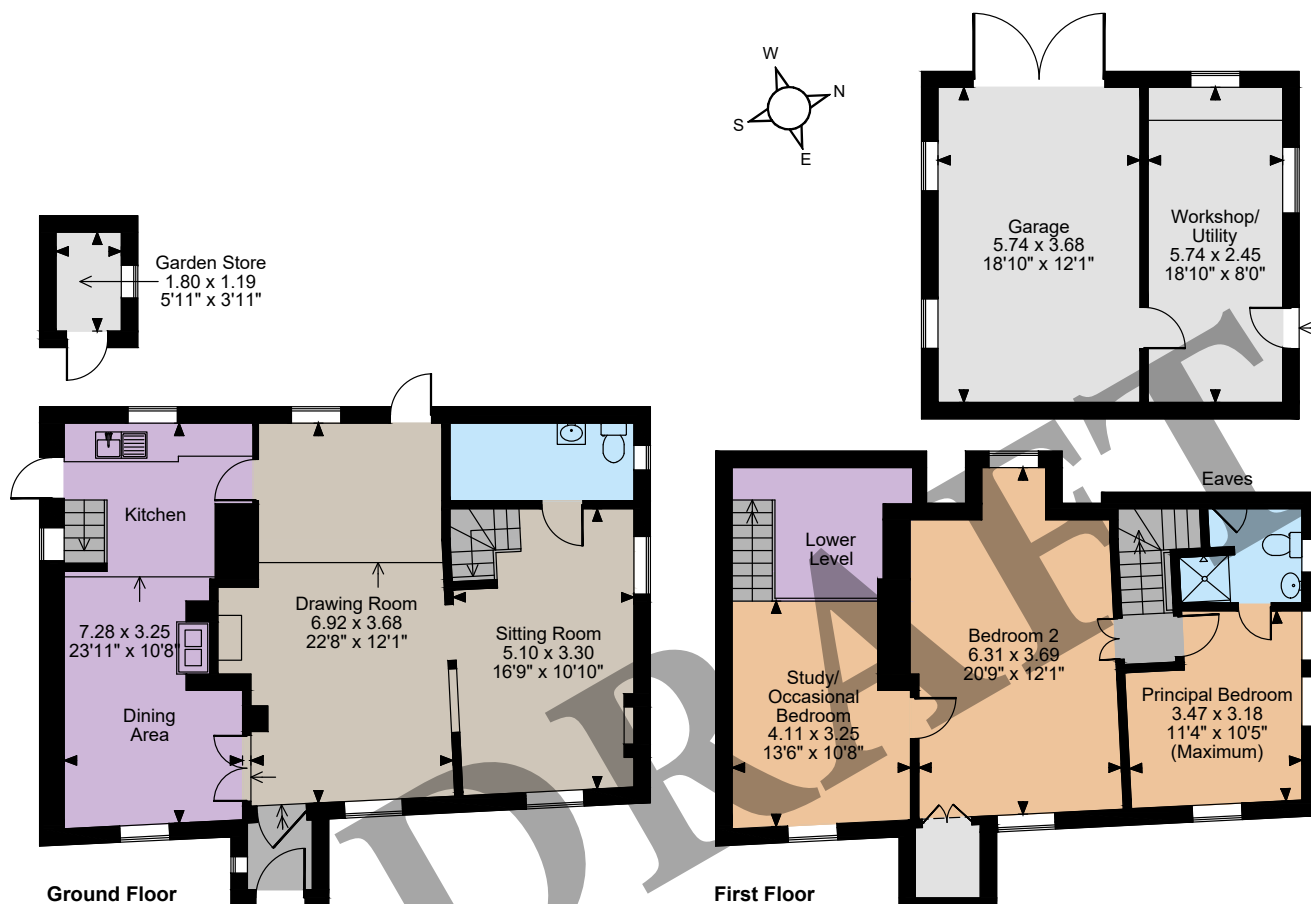
Key Locations

- Pevensey Castle
- Herstmonceux Castle & Gardens
- Lewes Castle
- Charleston Farmhouse
- Seaford Museum & Heritage Society
- Eastbourne Redoubt Fortress & Museum
- Bentley Wildfowl and Motor Museum
- South Downs National Park
- Seven Sisters Country Park
- Drusillas Park
- Beachy Head
- Cuckmere Haven

Nearby Schools

- Cuckmere House
- The South Downs School
- Bede's
- Eastbourne College
- St Andrew's Prep





The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Floorplans

Main House internal area 1,356 sq ft (126 sq m)

Garage & Workshop/utility internal area 388 sq ft (36 sq m)

Garden store internal area 23 sq ft (2 sq m)

Total internal area 1,767 sq ft (164 sq m)

For identification purposes only.

Directions

BN26 5SQ

what3words: ///using.fool.caller - brings you to the property

General

Local Authority: Wealden District Council

Services: All mains services. Night storage heater.

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

Council Tax: Band E

EPC Rating: TBC

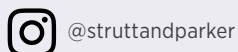
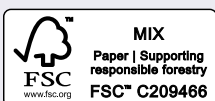
Lewes

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