



FOR SALE

Danny Cottage
Winton Street, Alfriston, East Sussex BN26 5UJ



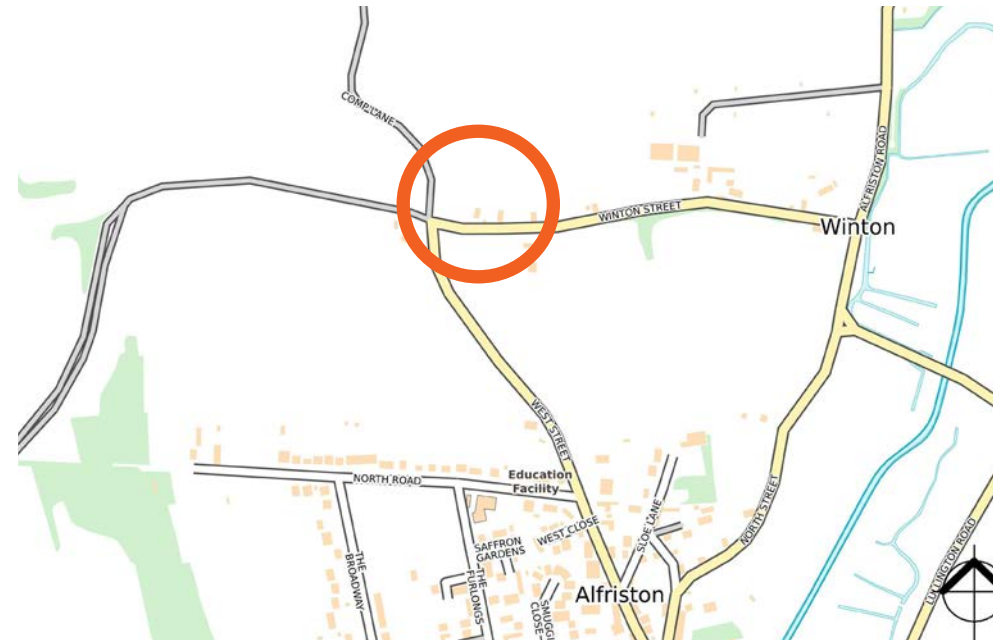
Key Features

- Picturesque thatched roof cottage for sale
- Located in highly sought after village, within the South Down National park
- Existing holiday let opportunity, but with residential (C3) use
- Restored to high level
- Accommodates up to 5 guests
- Large garden
- Situated on 0.6 of an acre
- For sale with vacant possession with offers invited in the region of £950,000

Location & Situation

Danny Cottage is located in Winton Street on the north side of Alfriston village, within the South Downs National Park. The property is easily accessed via the A27 between Lewes and Eastbourne, with Seaford to the south.

Nearby attractions include Drusilla's Zoo, Clergy House, Birling Gap and Belle Tout Light House and nearby resorts of Eastbourne or Brighton.





Description & Accommodation

Ground floor:

Kitchen / dining room

Sitting room with additional dining room

WC & hallway

First floor:

1 x twin room

1 x master bedroom

1 x bathroom

1 x single room with en suite





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Rateable Value

(Rateable Value 2023: £3,000)

Soon to be delisted for business rates and and back to Council Tax.

EPC

TBC.

Planning

We understand that the premises benefit from C3 use.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





Danny Cottage

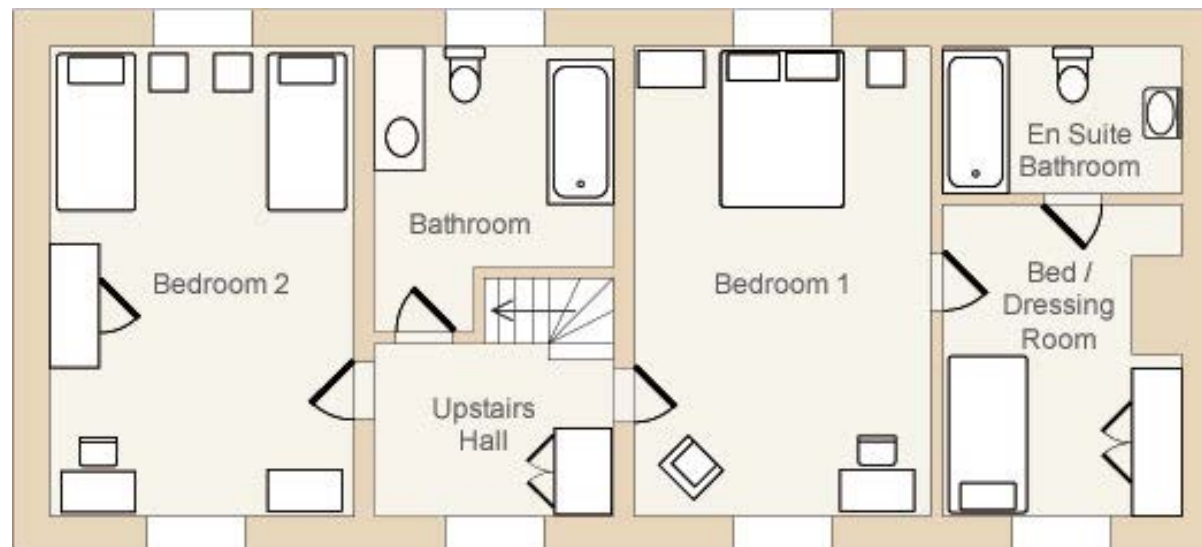
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FLOOR PLAN For identification purposes only

GROUND FLOOR PLAN



FIRST FLOOR PLAN





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Tenure

Freehold.

Terms

For sale with vacant possession with offers invited in the region of £950,000 (nine hundred and fifty thousand pounds).

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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