



**FOR SALE**

**Waterloo Square, Alfriston**  
**Offers in region of £365,000**

**A delightful Grade II listed, mid terrace cottage, with attractive accommodation arranged upon three floors with brick and**

- Terraced
- 2 Beds
- 1 Reception
- 2 Bathrooms
- Garden
- Energy Rating : E
- Council Tax Band D
- Shower
- Dish
- ? Gas Central Heating



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£365,000

Waterloo Square,  
Alfriston,  
East Sussex  
BN26 5UD

A delightful Grade II listed, mid terrace cottage with attractive accommodation arranged upon three floors with brick and flint elevations. With the benefit of a private, enclosed courtyard garden, the property has undergone a thorough refurbishment in recent years to feature many cosmetic improvements. A particular feature is the elegant kitchen with custom built cabinetry and attractive garden outlook. Unusually for a property of this size the cottage has a bedroom and bathroom on both first and second floors. The cottage is neatly located between a secluded garden square and the main high street of Alfriston. The village of Alfriston is a desirable downland village with an assortment of restaurants, cafes, galleries and shops. The central and largest of the local downland villages within the Cuckmere Valley, just south of the A27, 10 miles from Lewes with nearby

#### >> Key Features

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mainline and branch line railway stations, connecting London Victoria in 1 hour 15 mins. This sought after location enjoys a rich variety of amenities and other attractions including a village green, historic church and is situated by the banks of the River Cuckmere and the South Downs Way.



**Kitchen**

**8.9x 8.5ft ( 2.7m x 2.5m)**

**Living/Dining Room**

**11.0x 10.5ft ( 3.3m x 3.2m)**

**Bedroom 1**

**11.3x 10.2ft ( 3.4m x 3.1m)**



**Bedroom 2**

**10.2x 7.5ft ( 3.1m x 2.2m)**



**Bathroom 1**

**8.0x 6.0ft ( 2.4m x 1.8m)**

**Bathroom 2**

**8.0x 5.7ft ( 2.4m x 1.7m)**

**Garden**

**30.0x 12.0ft ( 9.1m x 3.6m)**

*South facing secluded private garden with attractive paved terrace and borders with an assortment of established shrubs and plants. Wrought iron gate leading to village square and West Street. Shed and pair of small out buildings.*



Direction  
S...

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