



**FOR SALE**

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





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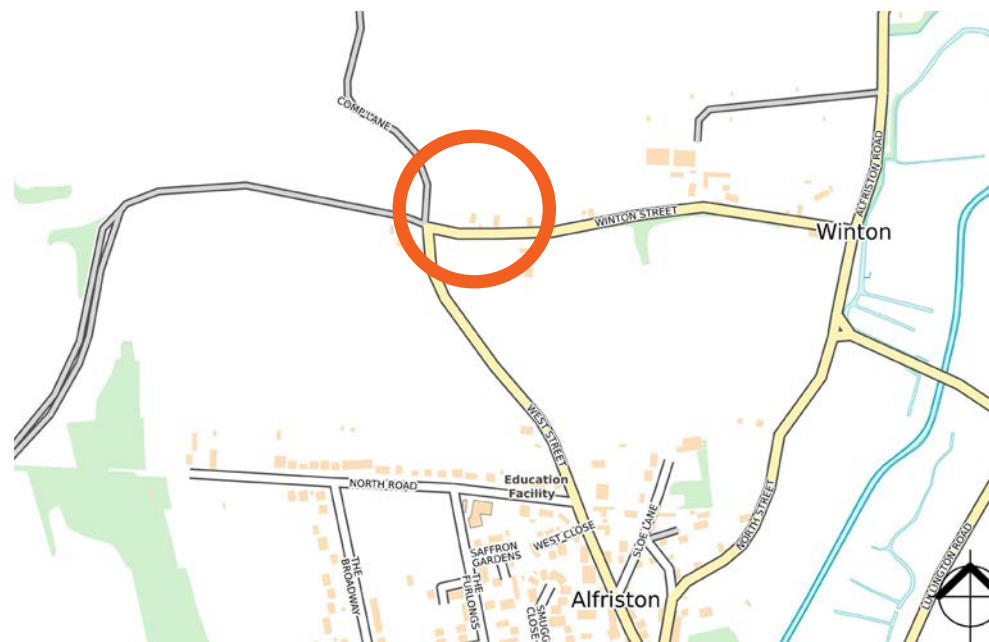
## Key Features

- Picturesque thatched roof cottage for sale
- Located in highly sought after village, within the South Down National park
- Existing holiday let opportunity
- 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.





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## Description & Accommodation

### Ground floor:

Kitchen / dinning room

Sitting room with additional dinning 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)

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## 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.



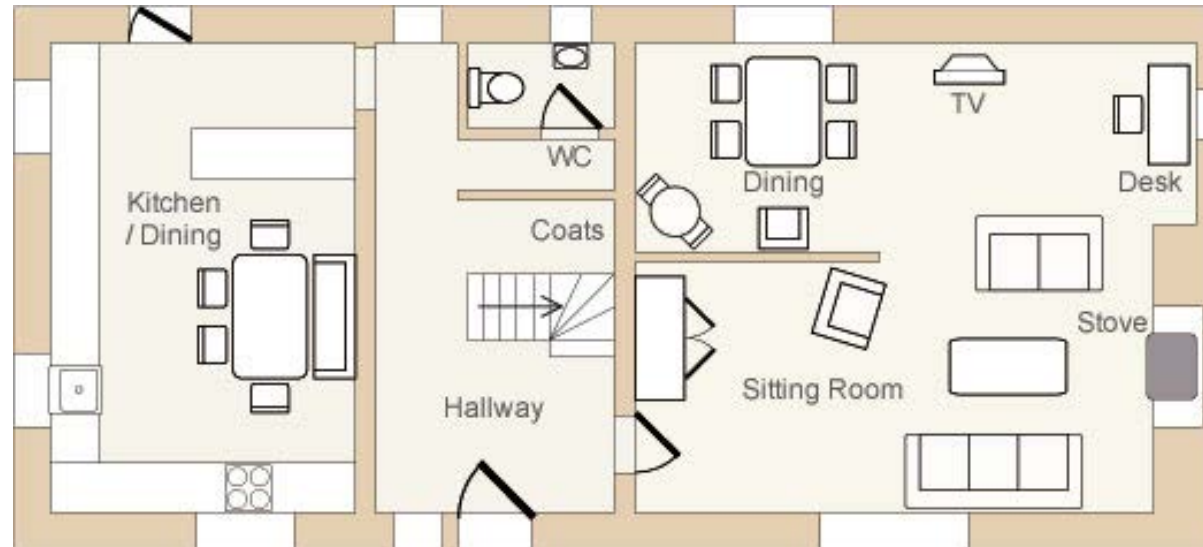


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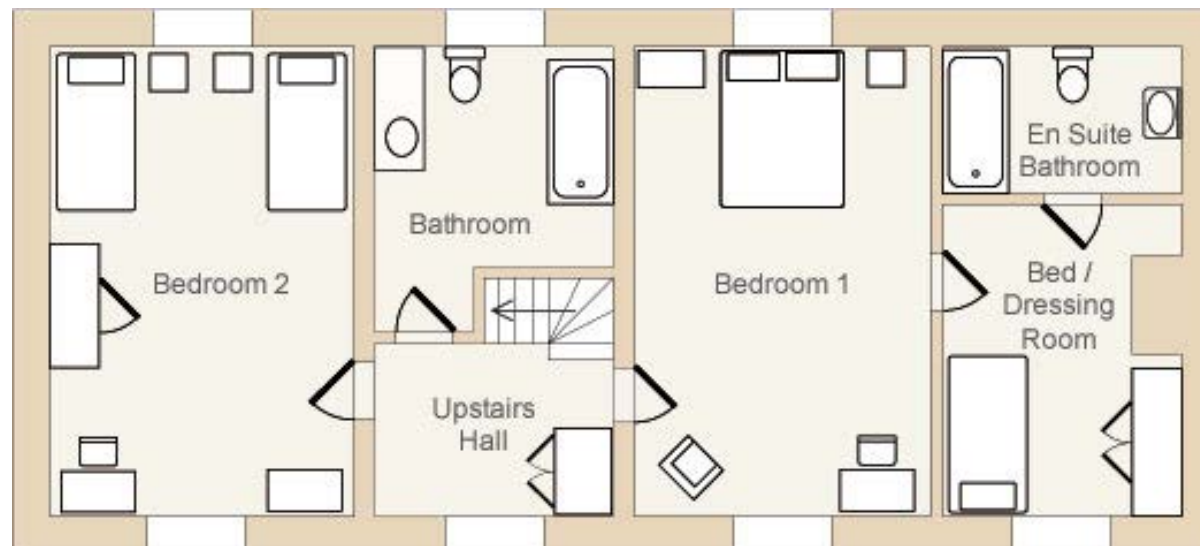
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**FLOOR PLAN** For identification purposes only

**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:

**Will Thomas**

**w.thomas@flude.com**

**01273 727070**

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