



Six Bells High Street, Alfriston, East Sussex, BN26 5TD

# Six Bells High Street Alfriston East Sussex BN26 5TD £750,000

Dated to around the 15th Century, this Grade II listed building has been lovingly improved by the current owner with a new air-conditioned cellar, bespoke wooden panelling, a new bespoke Oak bar area with original acid etched glass, new bespoke Oak coffee bar area and a refitted kitchen area. A wealth of character and charm is on display including exposed structural beams, recessed windows, wood flooring and brace'n'latch doors.

There are 2 indoor reception areas: the first having both entrances into the building, an inglenook fireplace takes pride of place with working wood burner in situ, oak herringbone flooring as well as the coffee bar. The second reception area continues the herringbone flooring, with a partially vaulted ceiling over the bar and a service hatch/window to the garden. The refitted kitchen sits behind the bar and has a stable door to the garden. Customer toilets are located behind the kitchen with access from the garden.

Upstairs are the private quarters. Consisting of living room, 2 double bedrooms (bedroom 1 having a view over the Tye) and a bathroom.

One of the main features of this stunning commercial property is the charming rear garden. Enjoying views and direct access onto, the Tye – Alfristons village green, which itself is overlooked by a beautiful village church (with the Clergy House being the first national trust property) and surrounding trees - a peaceful beauty spot, popular with tourists and locals alike. The garden itself is a series of paved and gentle brick terraces, beginning with a wisteria draped pergola adjoining the property, all of which take advantage of the picturesque view.

The property has recently acquired a garage with parking that adjoins the garden, overlooking the Tye.

Located on the High Street within the village centre of Alfriston. The village enjoys a range of shops including general store/post office/delicatessen, several other restaurants, tea rooms, coffee houses, boutiques, several hotels, public houses, a good primary school and with Drusillas Park just over a mile away. Surrounded by the South Downs National Park, there are delightful countryside walks as well as many outdoor pursuits. There is a marvellous community atmosphere, a lovely historic church, allotments and a village green where the local cricket team play. Mainline rail connections are available at the nearby village of Berwick. Alfriston is also served by the Cuckmere community bus.



- Grade II Listed
- Bar & Restaurant
- Attractive 'Trade' Garden
- Bar Area
- Restaurant Dining Area
- Overlooking the Tye
- Freehold Property with Garage & Parking
- Private Living Room
- Character Features Abounding
- 2 Bedrooms



|                      |                                |
|----------------------|--------------------------------|
| Bar & Snug Area      | 9.38m x 3.05m (30'9" x 10'0")  |
| Dining & Coffee Area | 5.83m x 5.58m (19'1" x 18'3")  |
| Kitchen              | 3.76m x 3.16m (12'4" x 10'4")  |
| Cellar               | 3.32m x 3.03m (10'10" x 9'11") |

Restaurant/Bar Garden

Male WC

Female WC

|                     |                              |
|---------------------|------------------------------|
| Private Living Room | 4.40m x 2.77m (14'5" x 9'1") |
|---------------------|------------------------------|

|       |                               |
|-------|-------------------------------|
| Bed 1 | 5.27m x 3.02m (17'3" x 9'10") |
|-------|-------------------------------|

|       |                               |
|-------|-------------------------------|
| Bed 2 | 4.22m x 2.77m (13'10" x 9'1") |
|-------|-------------------------------|

|          |                             |
|----------|-----------------------------|
| Bathroom | 2.49m x 1.35m (8'2" x 4'5") |
|----------|-----------------------------|

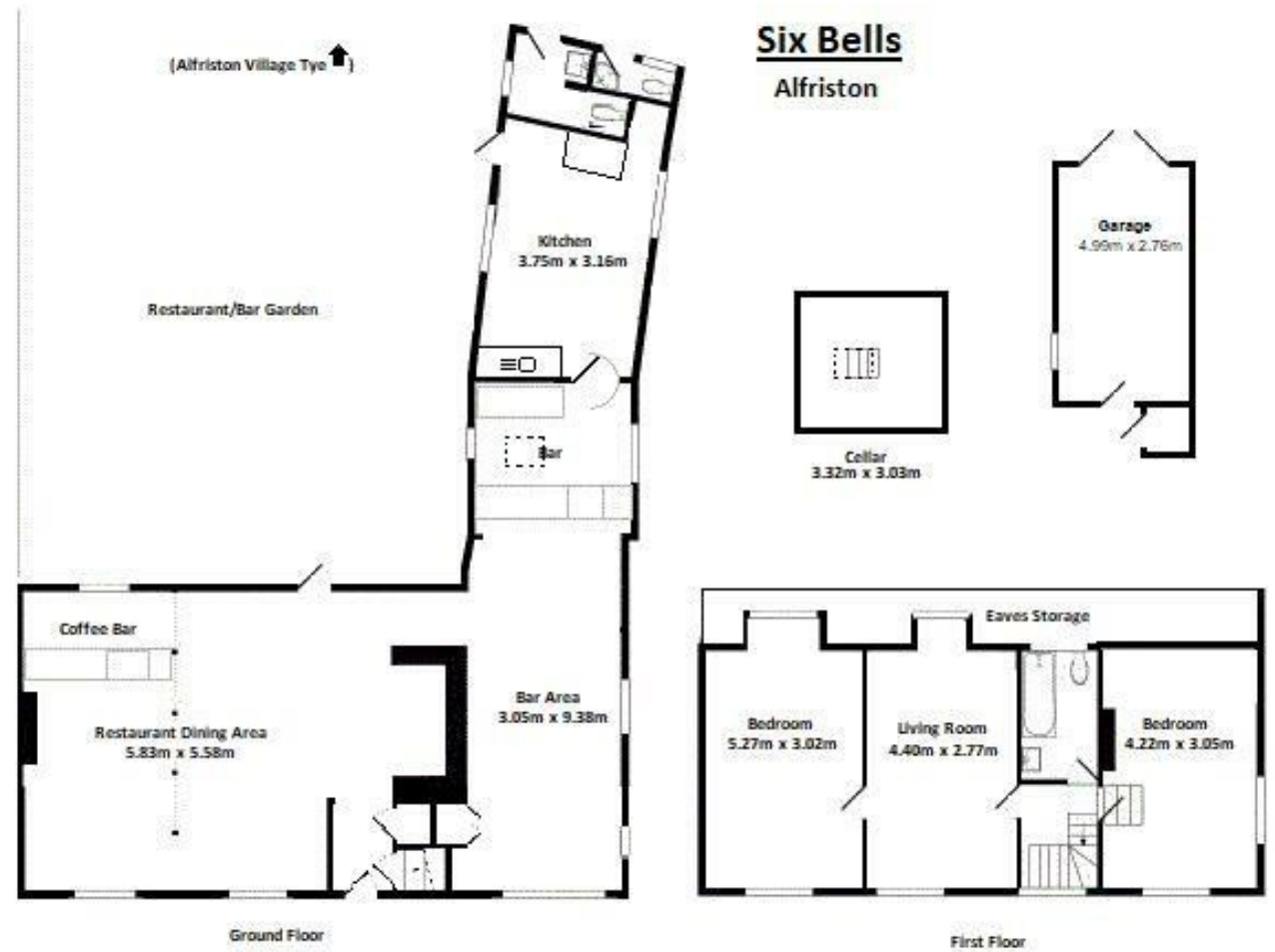
Landing

|        |                              |
|--------|------------------------------|
| Garage | 4.99m x 2.76m (16'4" x 9'0") |
|--------|------------------------------|

Driveway

EPC: Exempt (Grade II Listed)





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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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