



WHITEWAY, ALFRISTON, EAST SUSSEX, BN26 5TT

£1,200,000

This exceptional and rarely available Grade II listed residence, offers the perfect balance of village life, privacy and flexibility. A short walk to Alfriston's historic high street, tearooms, riverside paths and Cuckmere Valley.

Situated in the heart of the picturesque South Downs village of Alfriston, this elegant and substantial semi-detached Edwardian home offers versatile living across three distinct dwellings: a beautifully finished main house, a self-contained annex and an independent studio, ideal for guests, extended family, or holiday letting.

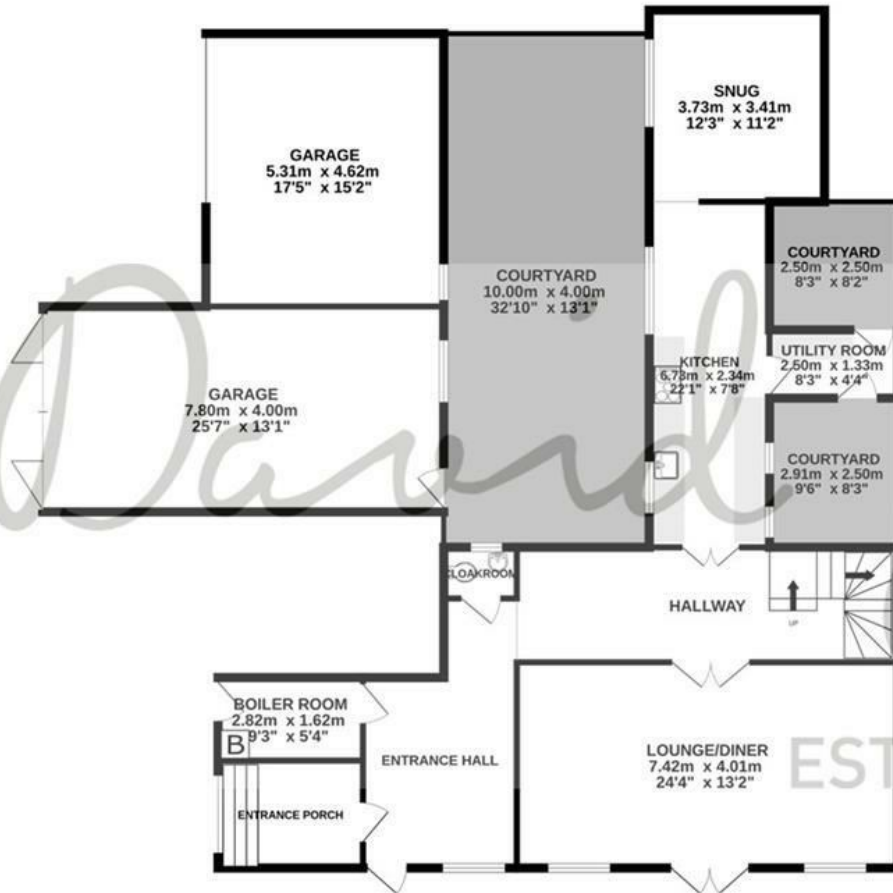
The property enjoys a rich sense of history and character, with features such as red brick elevations, tile-hung first floor to rear, sash and latched windows, arched entrance ways and flint boundary walls.

- SUBSTANTIAL SEMI DETACHED RESIDENCE
- MAIN HOUSE WITH FOUR DOUBLE BEDROOMS, FAMILY BATHROOM, EN-SUITE AND WALK IN WARDROBE
- ALSO HAVING A LOUNGE/DINER, KITCHEN WITH SNUG, UTILITY ROOM AND BOILER ROOM.
- TWO GARAGES, ONE BEING 325 SQ FEET
- ANNEXE WITH TWO BEDROOMS, KITCHEN, SHOWER ROOM AND LOUNGE/DINER OPENING ONTO A ROOF TERRACE WITH VIEWS
- DELIGHTFUL GARDENS WITH A GOOD DEGREE OF PRIVACY
- OIL FIRED HEATING
- FEATURE COURTYARD AREAS

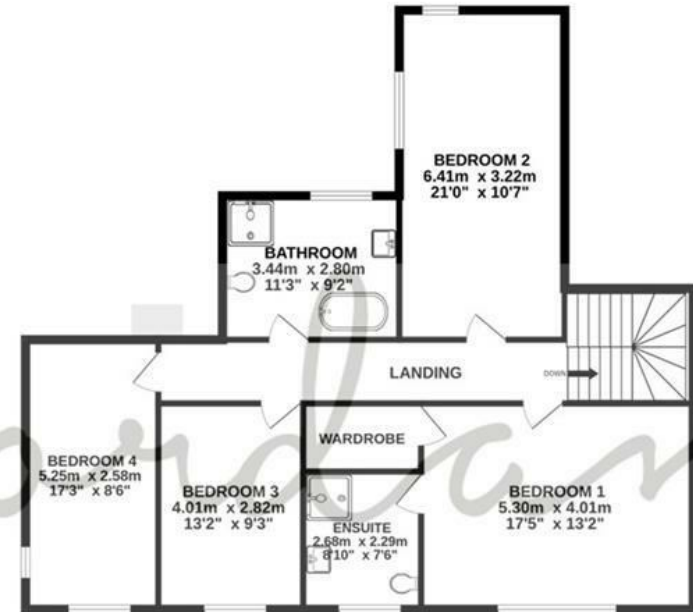




GROUND FLOOR
159.1 sq.m. (1712 sq.ft.) approx.



1ST FLOOR
101.0 sq.m. (1087 sq.ft.) approx.



FROG FIRLE HOUSE WHITEWAYS ALFRISTON MAIN HOUSE

TOTAL FLOOR AREA : 260.0 sq.m. (2799 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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STUDIO
25.2 sq.m. (271 sq.ft.) approx.



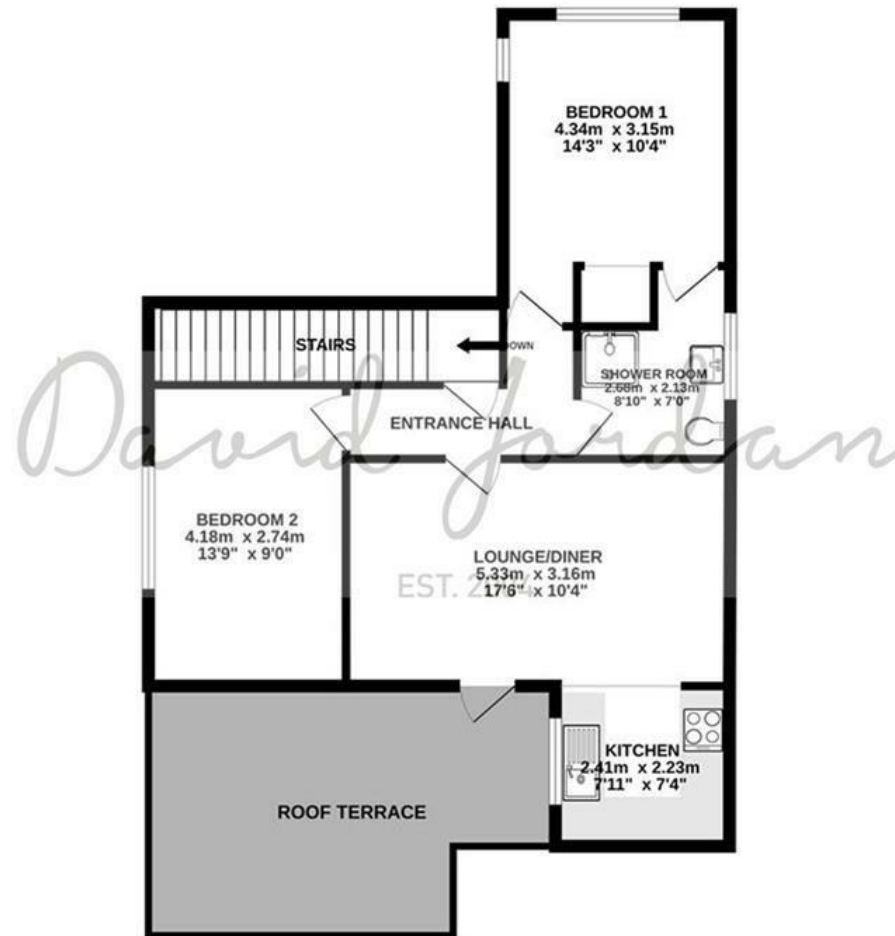
EST. 2004

FROG FIRLE HOUSE WHITEWAYS ALFRISTON STUDIO

TOTAL FLOOR AREA : 25.2 sq.m. (271 sq.ft.) approx.

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SELF-CONTAINED ANNEX
61.0 sq.m. (656 sq.ft.) approx.



FROG FIRLE HOUSE WHITEWAYS ALFRISTON SELF-CONTAINED ANNEX

TOTAL FLOOR AREA: 61.0 sq.m. (656 sq.ft.) approx.

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A Distinctive Village Residence with Annex & Studio, located in Alfriston, East Sussex

The property offers versatile living across three distinct dwellings: a beautifully finished main house, a self-contained annex, and an independent studio.

There is a brick-paved driveway with two garages and an elegant arched brickwork entrance surround.

The main house blends period charm with modern comfort. A welcoming entrance hall with solid oak flooring, flows into a gracious sitting room with wood burner, sash windows and French doors opening onto a south-facing terrace, ideal for summer entertaining. The bespoke kitchen features granite effect worktops, a butler-style sink, and leads into a charming snug area.

Upstairs, the expansive landing benefits from a large picture window overlooking the courtyard. The principal bedroom boasts a dressing room and EN suite shower room, while three further bedrooms enjoy views over the flint-walled gardens and the Downs beyond. There is also a family bathroom.

THE ANNEXE

Accessed by quarry-tiled steps with painted balustrade, the annex sits above the garages and offers a stylish, self-contained living space. Painted original floorboards flow throughout the open-plan lounge/kitchen/diner, which opens onto a private roof terrace with views towards Cuckmere Valley.

There are two double bedrooms, one with a long distant view of the sea and White Way, with a contemporary shower room, ideal for guests, extended family, or holiday letting.

THE STUDIO

Independently accessed, the studio comprises an entrance/breakfast area, spacious living/sleeping area with kitchenette, and a modern shower room. A versatile space for home office, artist studio, or occasional accommodation.

OUTSIDE

The expansive and beautifully landscaped rear garden stretches out from a suntrap patio, offers an abundance of privacy, thanks to established hedging and mature trees. Flintstone boundary walls to three sides and wrought iron railings within established hedgerow to the east provide security and charm.

To the front, the property benefits from brick-paved courtyards, arched entrances and a gated entrance into the rear garden. Please note there is a public right of way positioned to the right of the drive leading to the Cuckmere river.



COUNCIL TAX BAND

Local Authority: Wealden

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004