

Total area: approx. 116.4 sq. metres (1252.4 sq. feet)  
This floor plan is for illustrative purposes only. All measurements are approximate.

3  
BED

Garden, Courtyard and Garage  
3, Blatchington Road, Seaford, BN25 2AB



## localknowledge...

Located within easy walking distance of the beach and Seaford town centre which offers a good range of shops, pubs and restaurants, along with train station having links to Gatwick/London Victoria and a regular bus service to Brighton/Eastbourne.

## moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG  
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## inbrief...

This charming grade II listed cottage is located in the heart of the town and has the benefit of an attractive garden, rear courtyard and garage. The accommodation comprises 3 double bedrooms, lounge, dining room, kitchen/breakfast room, bathroom/WC and en-suite shower room/WC.

<b>Style:</b>	Charming Town Centre Cottage
<b>Bedrooms:</b>	3 Double Bedrooms
<b>Reception rooms:</b>	Lounge and Dining Room
<b>Area:</b>	116.4 SQ M/1252.40 SQ FT
<b>Outside:</b>	Garden and Rear Courtyard
<b>Parking:</b>	Garage
<b>Energy rating:</b>	D
<b>Council Tax Band:</b>	D

## moredetail...

A rare opportunity to acquire a charming grade II listed cottage, built in the 17th century and conveniently located in the heart of the town centre, being set well back from the road, nestled in attractive secluded gardens. The property has many original features to include exposed wood beams and internal latch doors, whilst there is a modern combi boiler with gas central heating. From Blatchington Road there is access to the garage which has additional parking in front, and gate which leads into the well established garden, bordered by an original flint wall. There are mature well stocked flower beds, a summer house, shed and sunken terrace with seating area, raised flower borders and gate to rear access.

The canopied front entrance door leads into the entrance lobby with stairs to the first floor. The lounge has exposed floor boards, bay window over looking the front terrace and feature open fire place with oak mantle.

There is a separate dining room which has an original fitted alcove cupboard, under stair store, engineered oak flooring and window over the front garden. The kitchen/breakfast room runs along the rear of the property and is fitted with a good range of solid wood 'bespoke' wall and base cupboards, complemented by pine working surface and granite splash back. There is an enamel sink, 'Range master' cooker, space for dishwasher and integrated washing machine. The breakfast area has ample space for table and chairs, space for double fridge/freezer and stable door to the rear courtyard, which offers the ideal space to enjoy the afternoon sun! Enclosed by an original flint wall, well secluded and having a gate to the rear access.

On the first floor there is a large landing area, ideal for an extra sitting room or work from home office space. There are two double bedrooms on this level and bathroom/WC.

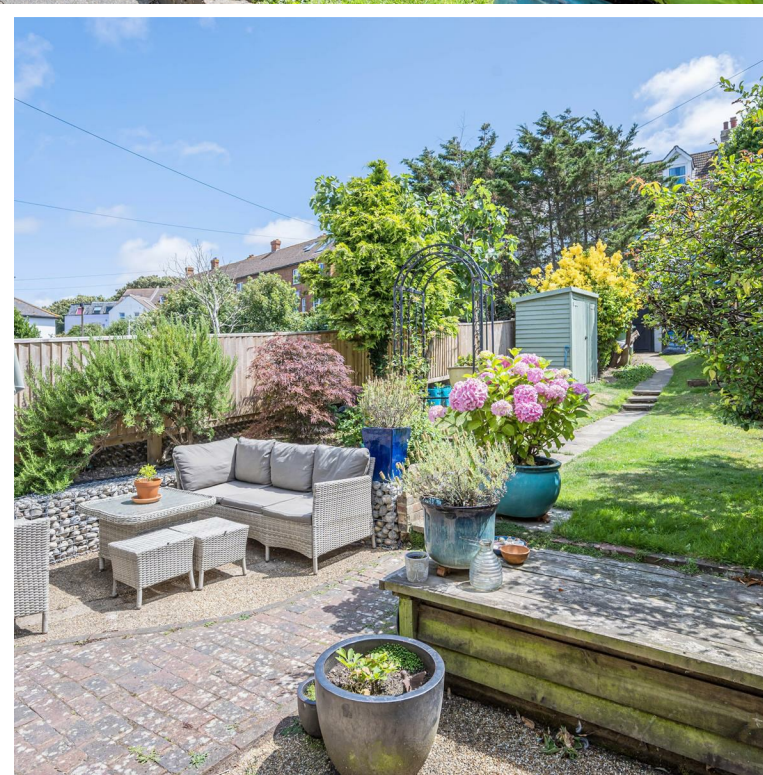
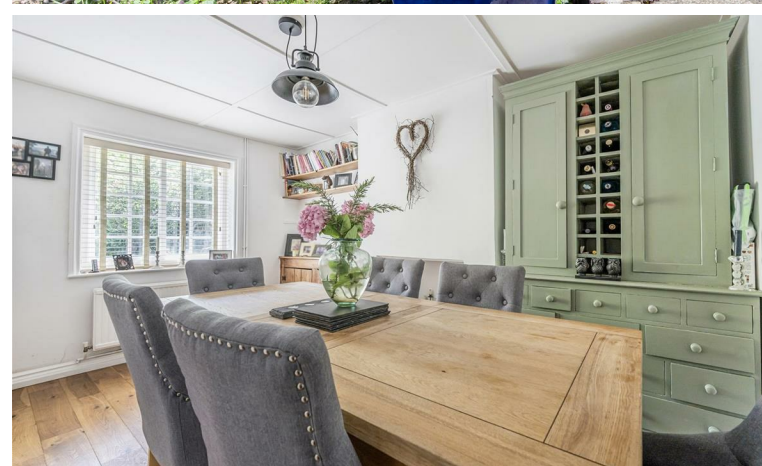
A particular feature is the master bedroom suite on the second floor with impressive vaulted ceiling, dual aspect windows and en-suite shower/WC.

## What the owner says...

"We love that we are just a short walk to the town and that the cottage is tucked away making it feel very secluded".



To book a viewing on this property or for further information please contact the Seaford office on 01323 898666.



## Bear in mind...

The property has the added benefit of a garage with parking to the front.