



SUSSEX COTTAGE UPPER BELGRAVE ROAD, SEAFORD, EAST SUSSEX, BN25 3AD

£1,000,000

Sussex Cottage on Upper Belgrave Road is a delightful period property that exudes charm and character, dating back to the early 1920s. This detached four-bedroom house is located, approximately three-quarters of a mile from the heart of Seaford town centre, with its railway station, scenic esplanade, and two primary schools ensuring family convenience. Furthermore, golf enthusiasts will appreciate the proximity to Blatchington golf course, which is just half a mile away.

Upon entering Sussex Cottage, one is welcomed by an entrance porch leading into the hallway with exposed wooden balustrade and thumb latch doors. The cozy sitting room adorned with a brick surround stove that adds a touch of rustic elegance and warmth. This room serves as a peaceful retreat for family gatherings or a quiet evening. Adjacent to the sitting room is the dining room, where one can enjoy meals overlooking the property's charming garden. The kitchen breakfast room is a true heart of the home, featuring modern amenities blended with traditional design elements such as wooden beams that evoke the property's historical past.

The utility room is a practical addition, offering additional space for household management. The family bathroom is well-appointed, and the en-suite to bedroom one provides added privacy and convenience. Each double bedroom is thoughtfully laid out, ensuring comfortable living spaces for family members or guests.

What sets Sussex Cottage apart is the two-bedroom annexe, complete with its own kitchen and shower room, offering versatile living options, whether for extended family, guests, or as a potential rental opportunity. The detached double garage is a substantial benefit, providing secure parking and additional storage.

Characteristics such as the original wooden beams and doors with thumb latch locks have been lovingly retained, offering a glimpse into the property's storied past while blending seamlessly with modern living requirements.

- FOUR DOUBLE BEDROOM  
DETACHED HOUSE
- TWO DOUBLE BEDROOM ANNEX  
WITH ITS OWN KITCHEN, SITTING  
ROOM AND SHOWER ROOM
- DETACHED DOUBLE GARAGE AND  
PARKING FOR SEVERAL VEHICLES
- SOUTHERLY FACING FRONT  
GARDEN SURROUND BY BRICK  
WALLS
- KITCHEN BREAKFAST ROOM
- SITTING ROOM WITH FEATURE  
BRICK FIREPLACE AND STOVE
- DINING ROOM
- FAMILY BATHROOM, EN-SUITE  
BATHROOM AND CLOAKROOM
- LOCATED WITHIN THREE  
QUARTERS OF A MILE FROM  
SEAFORD TOWN CENTRE,  
RAILWAY STATION AND  
ESPLANADE
- WITHIN HALF A MILE OF  
BLATCHINGTON GOLF COURSE  
AND TWO PRIMARY SCHOOLS





### Ground Floor

Upon entering the residence through the main door, one is greeted by a welcoming porch that offers sufficient space for storing outerwear and features a convenient ground floor cloakroom. This area leads into the central hallway, which houses the staircase with exposed wooden balustrade ascending to the first floor and benefits from a spacious walk-in storage cupboard.

To the left of the hallway lies the well-furnished kitchen/breakfast room, with a generous amount of countertop space for food preparation. It comes well-appointed with built-in appliances, including a refrigerator, freezer, and dishwasher. The room also boasts a modern range style induction cooker and a traditional Belfast sink. Multiple storage options are available in the form of cupboards and drawers. This kitchen/breakfast area also provides access to the utility room which itself is equipped with a one-and-a-half-bowl sink with drainer, spaces designated for a washing machine and tumble dryer, along with the installation of a wall-mounted Worcester gas boiler, the hot water cylinder, and electrical fuse boards.

To the right of the entrance hall, the dining room presents a view of the garden and is adorned with an attractive feature fireplace and original wooden floorboards. The living room, which is triple aspect, exudes a cozy ambiance, carrying on with the wooden floorboards from the dining room. It is centred around a substantial inglenook fireplace housing a functional log burner, contributing to the room's welcoming atmosphere.

### First Floor

The landing serves as a gateway to the quartet of double bedrooms as well as the communal bathroom. The principal bedroom enjoys vistas of the garden and comes with the luxury of a contemporary en-suite equipped with both a bath and a separate shower. The remaining three bedrooms are each spacious in their own right, with the second bedroom featuring an inviting corner window complete with a built-in seat underneath. The main bathroom caters to the household's needs, offering a bath with an overhead shower, toilet, and a hand basin.

### Annexe

The annex features a separate entrance yet remains connected to the main house via the kitchen. Entering through its front door, one is welcomed into an open-plan area that combines living, kitchen, and dining spaces, all bathed in natural light from windows on two sides. This central hub leads to two sizable double bedrooms and a dedicated shower room.

### Outside

The property's exterior is encased by a brick wall, complete with gates that open to a substantial driveway capable of accommodating upwards of six vehicles. The primary section of the garden is composed of a well-maintained lawn, complemented by an expansive patio area perfect for alfresco dining. The garden is further enhanced by an assortment of shrubs and trees, a charming rockery, and two wooden sheds for additional storage. Situated at the end of the driveway is a detached double garage, adjacent to a pebbled space and an elevated flower bed that adds a touch of horticultural elegance.

Council tax band F for the main dwelling and A for the annexe.

Please be advised that, in accordance with section 21 of the Estate Agents Act 1979, the seller of this property is related to a member of staff at David Jordan Estate Agents Ltd.





## COUNCIL TAX BAND

Local Authority: Lewes District Council  
Council Tax Band: F

## 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.

01323 898414  
sales@davidjordan.co.uk  
davidjordan.co.uk

*David Jordan*

EST. 2004