



THE COTTAGE CLIFF ROAD, SEAFORD, EAST SUSSEX, BN25 1BP

£790,000

This beautifully maintained four-bedroom house with three bathrooms/shower rooms is situated in a highly sought-after location, just moments from Seaford's stunning beach and promenade. The property is also close to scenic coastal walks and offers breathtaking views across Seaford Head towards the Cuckmere Valley and the Seven Sisters National Park.

Nearby, you'll find the Seaford Head Golf Club and highly regarded local schools, including Seaford Head School.

The current owner has significantly renovated the home, blending contemporary features and modern comforts whilst retaining much of its original charm and character.

Upon entering the property, you are greeted by an impressive open-plan living space, featuring a stunning Inglenook fireplace, exposed beams, and parquet flooring in a Herringbone style. The open-plan layout leads to the well-equipped kitchen with excellent garden views through bi-fold doors.

The inner hall leads to the ground-floor bedroom, which includes an en-suite shower room and built-in wardrobe. This bedroom also has a separate entrance, making it suitable for use as an annex or multi-generational living arrangement. A second double bedroom with a period-style fireplace can also be found on the ground floor.

A wide, original staircase with an ornate balustrade leads to the first floor, which features two additional double bedrooms, one with an en-suite shower room, and a large family bathroom with access from both bedroom four and the first-floor hallway.

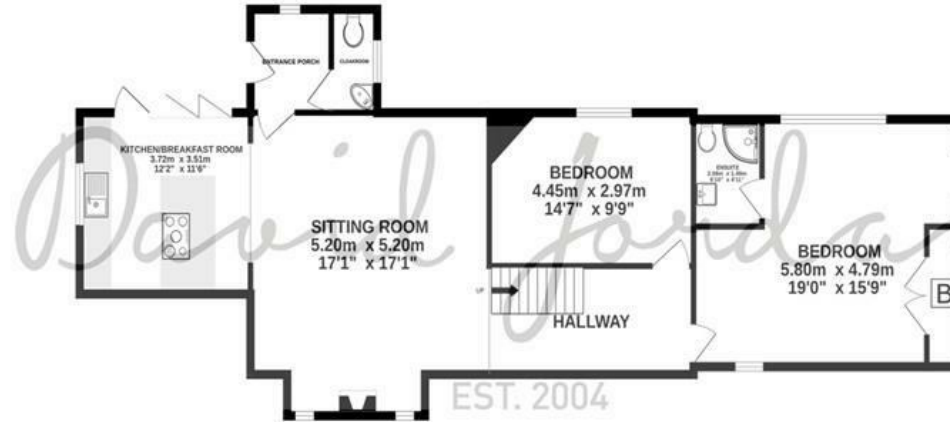
The home sits on an expansive corner plot, mainly laid to lawn, with a brick-paved patio seating area, a separate raised seating area, pergola and a timber-built shed.

A generous driveway with a dropped curb provides parking for multiple vehicles.

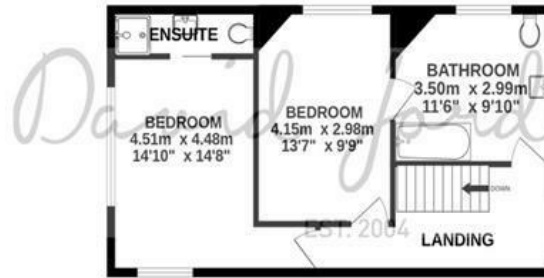
- FOUR BEDROOM ATTACHED HOME
- SITUATED CONVENIENTLY TO THE BEACH, SEAFORD TOWN CENTRE AND RAILWAY STATION
- OPEN PLAN LIVING SPACE, WITH FITTED KITCHEN AND BREAKFAST AREA
- TWO SHOWER ROOMS AND A BATHROOM
- EXPOSED BEAMS AND FEATURE INGLENOOK
- GAS CENTRAL HEATING
- FIRST FLOOR SEA VIEWS
- FRONTING ONTO PLENTY OF OPEN GREEN
- SITUATED CLOSE TO SEAFORD HEAD AND GOLF LINKS
- EXPANSIVE GARDENS



GROUND FLOOR
96.9 sq.m. (1043 sq.ft.) approx.



1ST FLOOR
48.3 sq.m. (520 sq.ft.) approx.



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TOTAL FLOOR AREA: 145.2 sq.m. (1563 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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COUNCIL TAX BAND

Local Authority: Lewes District Council

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