



LAMBS COTTAGE 8, FIRLE ROAD, SEAFORD, BN25 2HJ

£550,000

A charming stone, flint and brick built detached cottage in need of modernisation, located on the sought after Firle Road, within a mile of Seaford town centre, railway station, seafront and amenities. The property has been thoughtfully extended to both side and rear, offering generous and characterful accommodation over two floors.

The ground floor includes a spacious reception hall, dual aspect living room, library with mezzanine, kitchen/breakfast room, cloakroom, and a versatile study or third bedroom. Mature gardens, detached garage and private parking complete this unique home.

The first floor features two double bedrooms, including a main bedroom with dressing room and en-suite, plus a separate bathroom and WC

There are beautifully looked after mature tranquil gardens to both the side with tropical style planting at the rear enjoying a southerly aspect, a peaceful setting with a flint stone front boundary wall. There is also a space for a vehicle and an adjacent detached garage.

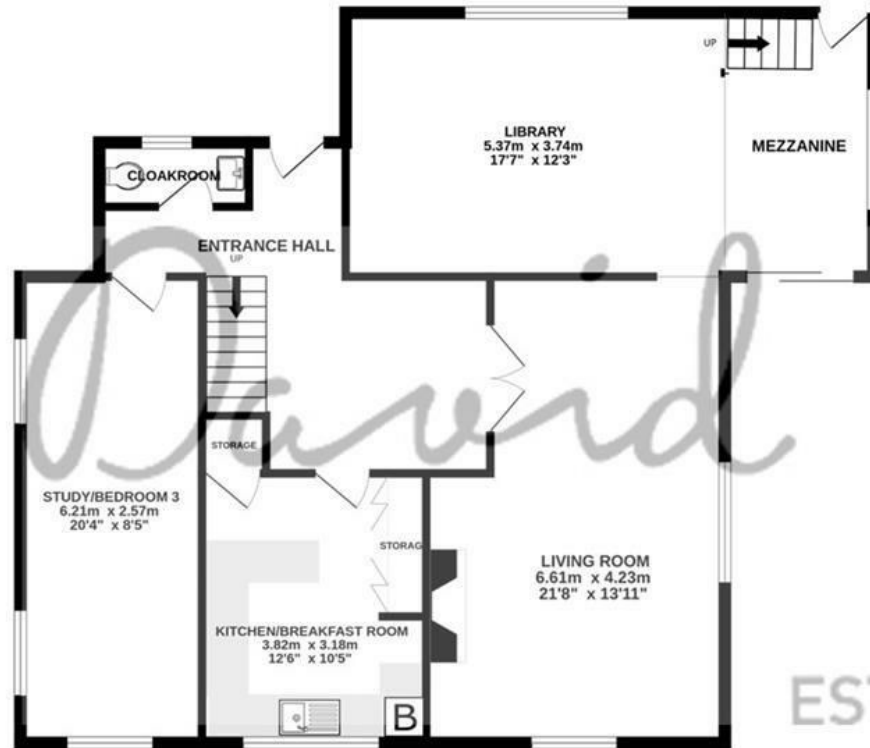
Vacant possession with no onward chain.

- DETACHED CHARACTER COTTAGE
- IN NEED OF MODERNISING
- LIVING ROOM AND LIBRARY WITH MEZZANINE
- KITCHEN/ BREAKFAST ROOM
- GROUND FLOOR BEDROOM/STUDY
- TWO FIRST FLOOR DOUBLE BEDROOMS TOGETHER WITH DRESSING ROOM
- EN-SUITE BATHROOM AND SEPARATE FAMILY BATHROOM
- DETACHED GARAGE
- BEAUTIFULLY LOOKED AFTER MATURE TRANQUIL GARDENS
- NO ONWARD CHAIN

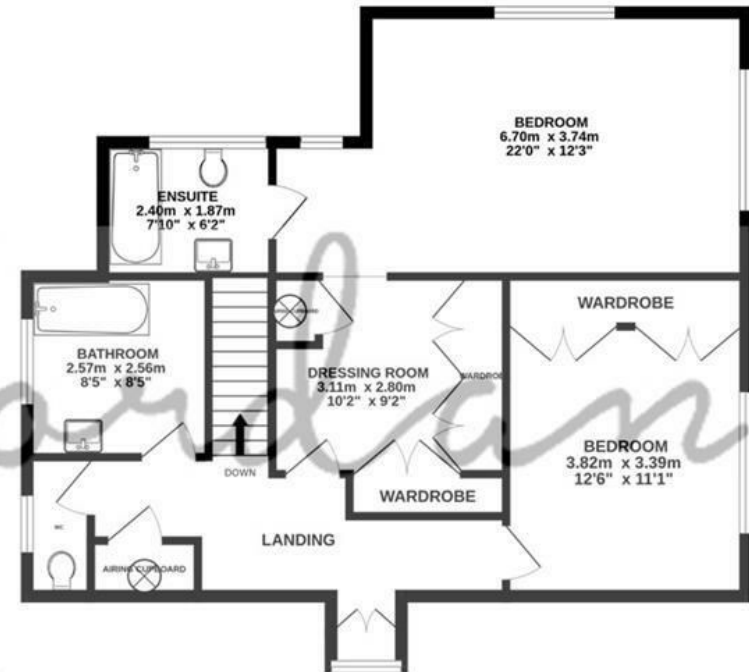




GROUND FLOOR
99.7 sq.m. (1073 sq.ft.) approx.



1ST FLOOR
74.2 sq.m. (799 sq.ft.) approx.



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TOTAL FLOOR AREA : 173.9 sq.m. (1872 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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Entrance

Approached via a shared tarmac driveway, the property enjoys a sense of seclusion, with a concrete parking bay and a brick-built, pitched-roof detached garage featuring an electric folding door and personal side access to the garden.

Steps lead down to the cottage entrance door opening into :

Reception Hall

With a large and welcoming reception space, recessed display plinth, wood block flooring, flowing seamlessly through to the sitting room.

Sitting Room

This generously sized room enjoys a double aspect, with views to both Firle Road and the rear garden. The herringbone patterned wood block flooring continues throughout, complemented by a substantial stone built fireplace with a large hearth and a gas coal effect fire, perfect for cosy evenings.

Library & Mezzanine

An ideal retreat for book lovers, the library offers extensive shelving with storage cupboards below. Steps lead up to a charming split-level mezzanine with turned wood balustrade, a rear window and a door providing direct garden access.

Kitchen/breakfast room

A good sized kitchen with original cupboards and work surfaces, double drainer sink, wall-mounted Potterton gas boiler and additional cupboard space for laundry appliances. The kitchen, offers scope for modernisation. A side window provides natural light and views to Firle Road.

Study / Bedroom Three

A versatile ground floor room, double aspect with fitted cupboards and drawers. Perfect as a home office, studio, or additional guest bedroom.

Cloakroom

Ground floor WC with classic hand basin and traditional suite.

First Floor Landing

Spacious and light filled, with a large linen cupboard and further built-in storage beneath a window overlooking Firle Road. Hatch access to loft space.

Main Bedroom Suite

Accessed via a dressing room with extensive built-in wardrobes and a cupboard housing the hot water tank. The main bedroom enjoys pleasant garden views and benefits from a private en-suite bathroom.

Bedroom Two

A double bedroom with built-in wardrobes and a rear facing window overlooking the garden.

Bathroom & WC:

A traditional bathroom featuring the original bathtub and basin, with a separate WC adjacent. Window to the side elevation.

Side and rear gardens

Beautifully maintained mature gardens with flint wall and panel fencing, large area of lawn, tropical planting, a mix of York stone paved paths, flowerbeds, fishponds and a central windmill palm creating a tranquil, private setting.





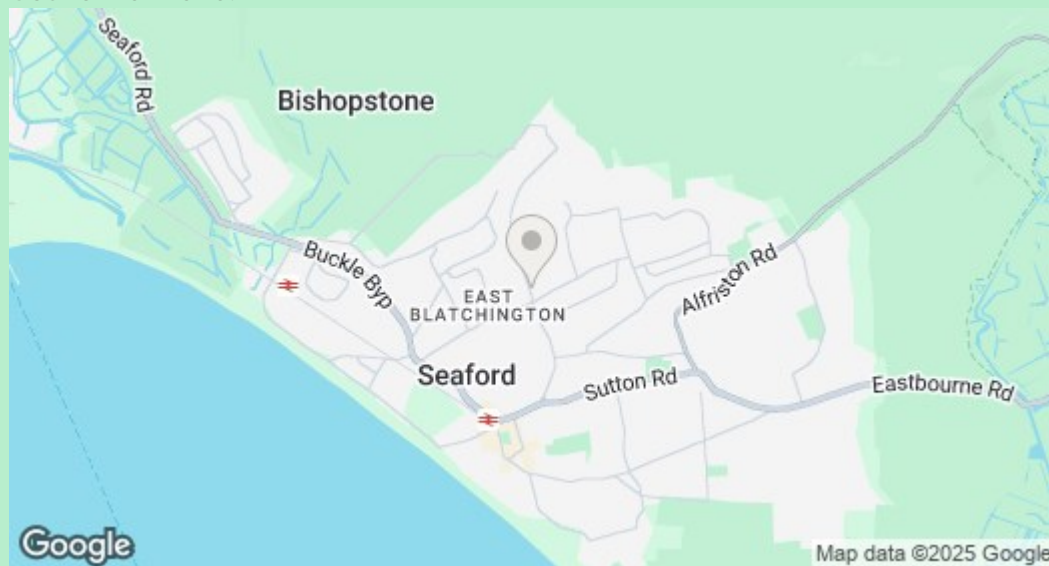
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: E



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