



£900,000 guide price.

Seaford Cottage, Near Alfriston, East Sussex, BN25 3AB

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# Overview...

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A great opportunity to purchase this newly renovated and extremely well presented 4 Bedroom property located on the outskirts of the beautifully picturesque village of Alfriston.

Seaford Cottage is situated in an elevated position which enjoys truly magnificent uninterrupted, far reaching views to the Seven Sisters Nature Reserve and the estuary as it meanders to the sea with the local countryside filling the foreground.

Inside the property boasts a generously sized Sitting Room with bi-fold doors and wood burning stove, a lovely Kitchen/Breakfast Room, also with bi-fold doors, a useful Study, Utility Room and Ground Floor Cloakroom.

Upstairs there are 4 Bedrooms, and two beautiful Bathrooms each with gorgeous roll top baths

Outside the Garden makes the most of the stunning Views and benefits from an area of wildflower and Off Street Parking for multiple vehicles.

VIEWING RECOMMENDED



# The property...

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## ACCOMMODATION

**Entrance Hall-** Gorgeous exposed flint wall and oak built seating and storage for shoes. Openings to principal rooms. Tiled floor which continues into;

**Kitchen/Breakfast Room-** A dual aspect kitchen finished a modern soft blue and complimented by stone worksurfaces and grey tiled splashbacks. The kitchen incorporates a kitchen island with breakfast bar into the design and enjoys magnificent far reaching views across the local countryside and the coast through impressive bifold doors.

**Sitting Room-** Measuring a generous 28'10 x 14'4 the light and bright dual aspect room boasts incredible views across the local countryside, Seven Sisters Nature Reserve and onto the sea. The room features superb bi-fold doors and a wood burning stove and wood floors.

**Study-** A useful ground floor office with glorious views across the garden and local countryside. Wood floors.

**Utility Room-** Modern fitted cupboards finished to the same exacting standards of the kitchen also finished in a modern pale blue and complimented by stone worksurfaces. Latched door to;

**Ground Floor WC-** Modern traditional suite comprising on wc and wash hand basin.

**First Floor Landing-** Painted hand rail and balustrade, high quality deep thread carpets. Latched doors to principal rooms.

**Bathroom-** A sumptuous modern suite comprising of a gorgeous claw footed rolltop bath, separate shower enclosure with sliding glass doors, wc and wash hand basin. Modern tiled surrounds and floor.





## *Property and Outside...*

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**Bedroom 1-** Truly stunning views across the local countryside and Severn Sisters Estuary. Latched door to;

**EnSuite-** A beautiful bathroom suite comprising of a rolltop bath with shower over and glass screen door, wc and wash hand basin. Beautiful tiled walls at half level and tiled floor.

**Bedroom 2-** A generously sized double bedroom with dual aspect spectacular views reaching Seaford and the sea, the bedroom features a vaulted ceiling and exposed feature wall. Intercommunicating door to Bedroom 4.

**Bedroom 3-** Another double bedroom with far reaching downland views.

**Bedroom 4-** A comfortable bedroom with an intercommunicating door to Bedroom 2, making alternative use as a nursery or dressing room if desired. The bedroom enjoys superb views over Seaford and the Sea.





## Outside and Location...

**Garden-** An elevated and relatively level garden with exceptional uninterrupted views across the local countryside, Severn Sisters Nature Reserve and the coast beyond. The garden further boasts glorious views over Seaford and Sea to the West. The South Westerly facing garden has been landscaped to provide a generous paved terrace created from Indian sandstone which leads directly onto the remainder of the garden which is laid to lawn. There is a useful Garden Studio with windows and doors and even a roof windows and its own decked terrace.

**Driveway-** Private Off Street Parking for numerous vehicles

**Seaford Cottage** is conveniently located in an elevated position amongst just three neighbouring properties located in between the picturesque village of Alfriston and the coastal town of Seaford.

**Alfriston** is a beautifully picturesque village with a historic High Street dating to Tudor times. The High Street benefits from an array of boutique shops, tea rooms and eateries, a general store and delicatessen, and popular public houses. Alfriston further benefits from the wonderful Rathfinny wine estate and vineyard, great public green spaces, superb scenic walks and a popular primary school.

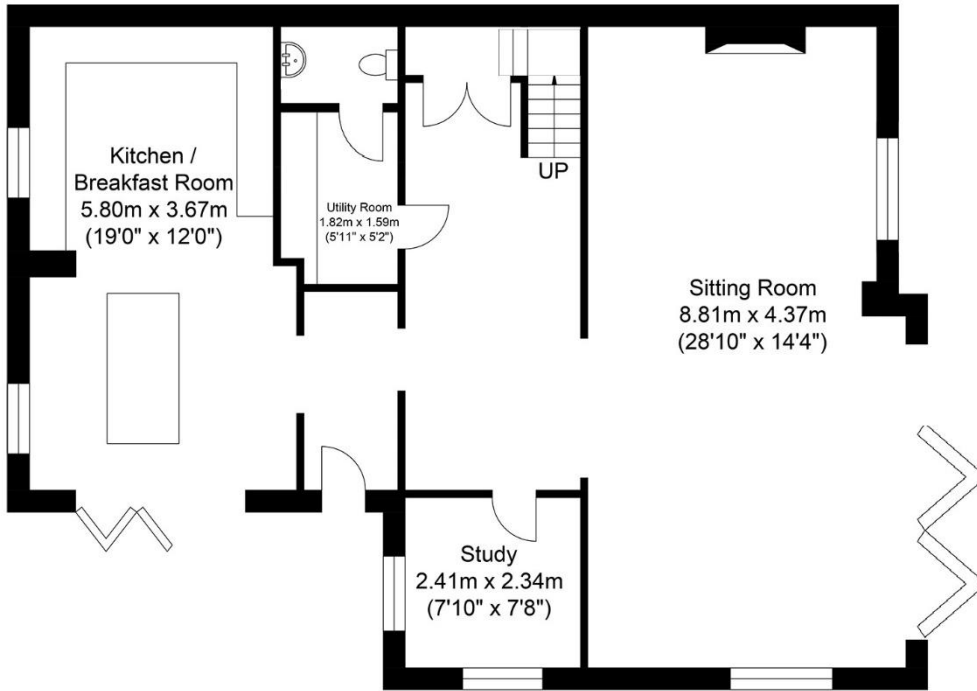
**Seaford** is a larger town less than a mile away from the front door. Seaford offers a bustling High Street with an array of shops, supermarket and eateries. Seaford offers a **Mainline Railway Station** with regular direct services to London, Brighton, Lewes and Gatwick. Seaford is home to many sports clubs including, football, rugby, golf, and sea swimming from the excellent pebble beach to name a few. Seaford is also a popular choice for schools, both state and private, catering for all ages.

**Tenure** – Freehold

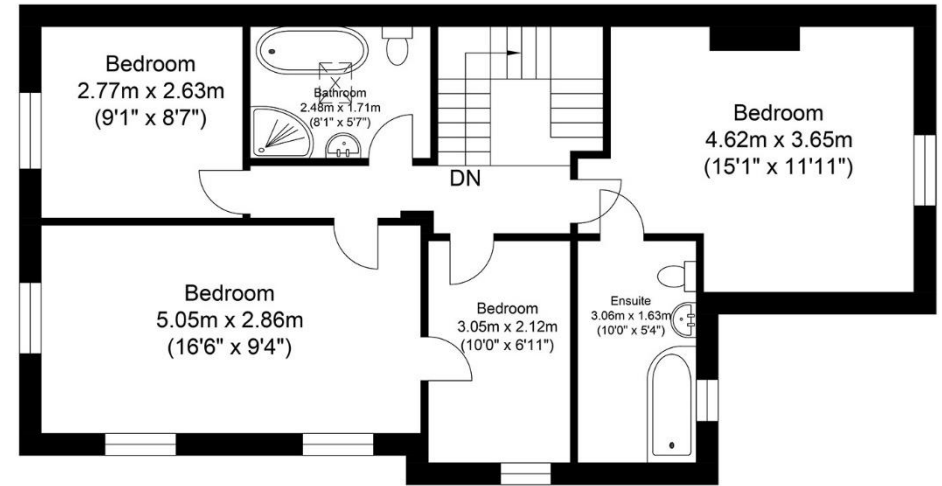
Oil Fired central Heating – Modern Double Glazing.

EPC Rating – D Council Tax Band – C





Ground Floor  
Approximate Floor Area  
989.09 sq ft  
(91.89 sq m)



First Floor  
Approximate Floor Area  
675.0 sq ft  
(62.71 sq m)

Approximate Gross Internal Area = 154.60 sq m / 1664.10 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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