



Cuckmere Cottage Cuckmere Road, Seaford, East Sussex, BN25 4DG

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# Cuckmere Cottage Cuckmere Road, Seaford, East Sussex, BN25 4DG

Offers In Excess Of  
£1,500,000

Extensively refurbished to a high standard through-out by the current owners this impressive Sussex style house is located within the highly desirable Cuckmere Road. You approach the property over the shingle drive, via an electric wooden gate, with parking and lawn to the sides. The entrance is a solid oak door with attractive decorative stained-glass windows to either side, opening to; the stunning entrance hall which is light, spacious with a solid Oak wood floor and gallery landing above. The impressive 41' kitchen/dining room is fully integrated with features such as eye level open/slide oven doors, Quooker tap, inset electric hob, island/breakfast bar and bar area – a bay with French doors opens onto the rear garden with further doors leading into the garden lounge, entrance hall and the kitchen annex, respectively. Overlooking the garden, the 23' garden lounge is an extension to the house with open standing log burner and feature patio doors onto the garden. The family/games room sits between the garden lounge and the snug, with oak floors as well as an open working fireplace. The curved 'snug' (living room) has led lighting, spotlights and sound proofing all within the ceiling. Upstairs the gallery style landing has French doors onto a balcony over the entrance porch, with views towards Seaford Head. There are 5 generous double bedrooms, a shower room/wc, as well as family bathroom with bath and separate shower. The primary bedroom has a walk through wardrobe/dressing room leading to the impressive ensuite, with freestanding bath and walk-in shower.

Annex: Converted from the original double garage (which still retains a storage area to

the front) the sizeable annex provides a versatile feature to this property with a fully fitted kitchen with door into the main house and a side door. There is a 16' living/dining room with French doors to the front, providing a separate entrance. There is also a double bedroom and a shower room/wc.

Outside the private rear garden is beautifully presented with the extended patio running around a main lawn area and the heated 9m swimming pool, recently having had a new pool liner as well as heat pump. There is a pool house has a gym area, shower room/wc and boiler room (for the pool). You will also find summerhouse, shed, hot tub and raised beds.

There are approved plans for a second-floor extension into the roof to include an additional bedroom, dressing room and bathroom. Plans are available to view on LDC website.

Located on the highly desirable private section of Cuckmere Road, ideally situated in the for countryside walks, but also within close proximity of schools and within a mile of the town, beach and railway station. Surrounded by the South Downs National Park, with over two miles of uncommercialised promenade and beach, Seaford offers a wide range of shopping facilities, a choice of restaurants, cafés and bars. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. The railway station offers a service to London (Victoria 90 minutes). The adjoining cross channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.









**Entrance Hall**

**Kitchen/Dining Room**  
41'2" x 11'7" (12.55m x 3.53m)

**Garden Lounge**  
23'2" x 11'10" (7.06m x 3.61m)

**Games Room**  
20'11" x 12'10" (6.38m x 3.91m)

**Snug**  
14'10" x 12'3" (4.52m x 3.73m)

**W/C**

**Gallery Landing**

**Bedroom One**  
14'10" x 12'1" (4.52m x 3.68m)

**Dressing Room**  
11'1" x 6'4" (3.38m x 1.93m)

**En-Suite**  
11'4" x 5'10" (3.45m x 1.78m)

**Bedroom Two**  
15'1" x 12'4" (4.60m x 3.76m)

**Bedroom Three**  
16'1" x 11'7" (4.90m x 3.53m)

**Bedroom Four**  
12'11" x 12' (3.94m x 3.66m)

**Bedroom Five**  
12'6" x 11'7" (3.81m x 3.53m)

**Bathroom**

9'9" x 6'9" (2.97m x 2.06m)

**Bathroom**  
8'11" x 8'10" (2.72m x 2.69m)

**Balcony****Annex -**

- **Kitchen**  
12'10" x 8'3" (3.91m x 2.51m)

- **Lounge**  
16'8" x 12" (5.08m x 3.66m)

- **Bedroom**  
13" x 10" (3.96m x 3.05m)

- **Shower Room**  
8'4" x 4'4" (2.54m x 1.32m)

**Store Room**

8'4" x 4'4" (2.54m x 1.32m)

**Rear Garden****Pool Cabin:**

- **Gym/Studio**  
13'1" x 13" (3.99m x 3.96m)

- **Boiler Room**  
- **Shower Room/WC**

**EPC: C**





## Cuckmere Cottage, BN25 4DG

Approximate Gross Internal Floor Area = 318.82 sq m / 3432 sq ft  
Outbuilding Area = 21.38 sq m / 230 sq ft  
Total Area = 340.20 sq m / 3662 sq ft

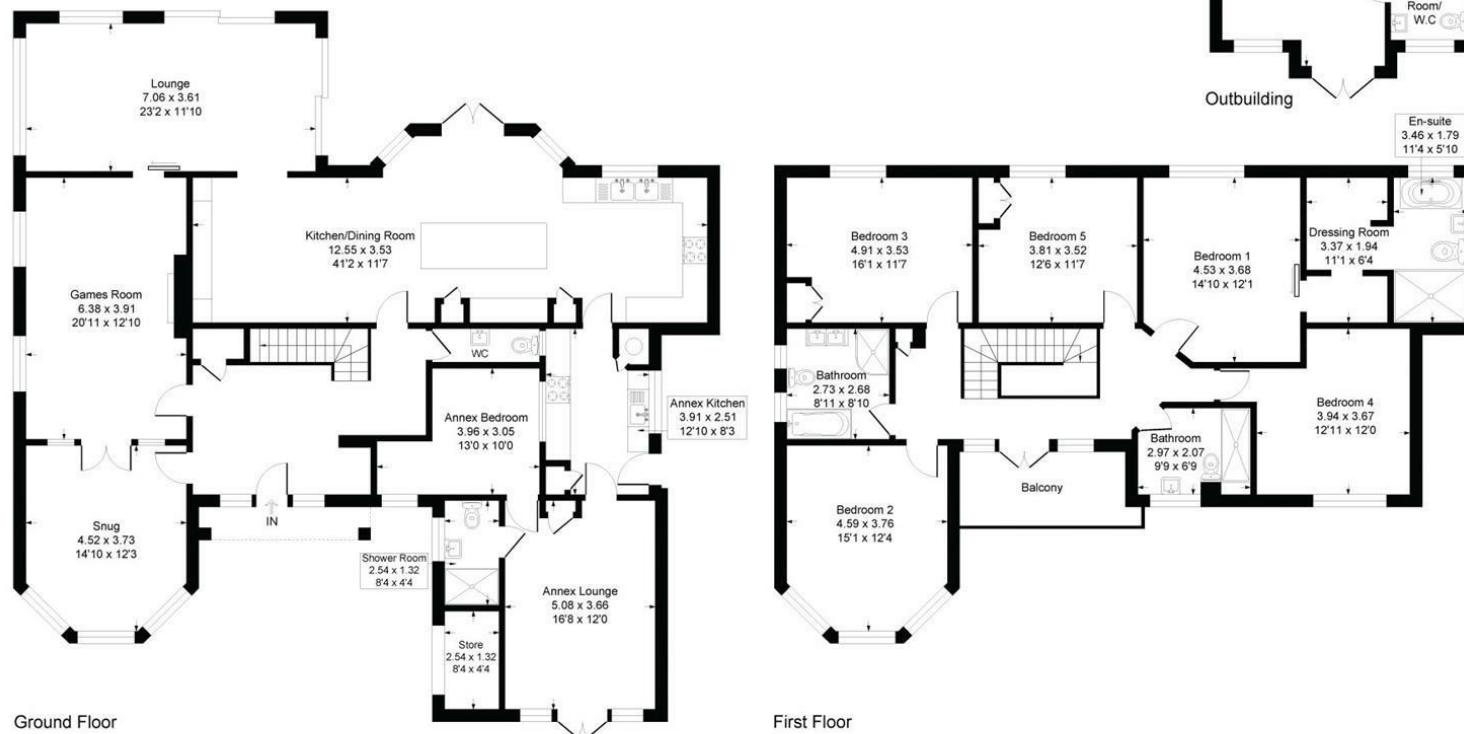


Illustration for identification purposes only, measurements are approximate, not to scale

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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