



44 High Street, Seaford, East Sussex, BN25 1PL

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Seaford

East Sussex
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£319,000

A superb Grade II listed cottage within the town centre and having no onward chain.

Built circa 1610 and originally part of a farm, this deceptively spacious and well presented 2 double bedroom cottage retains much of the original character of the period with sympathetic improvements throughout. The 18' living room has a wood burner in situ, exposed wood beams, open staircase to the first floor and 'trap door' to the cellar. The cellar is currently being used as a store room and has power, lighting as well as a radiator. The kitchen/dining room faces onto the garden with floor to ceiling uPVC double glazed windows and door. On the first floor you will find bedroom 2 and the bathroom. Whilst the second has the impressive first bedroom with vaulted ceiling, exposed wood joists, brick walls and a view to Seaford Head.

Outside the predominately private south facing rear courtyard garden has a patio area adjoining the property, lawned area and is enclosed by flint/brick walls.

Located within Seaford town centre, the High Street is ideal. Having easy access to a wide range of shopping facilities including coffee shops, cafes, restaurants and pubs. Bus services to Eastbourne & Brighton on the A259, doctors' surgeries, library, railway station with its direct services to London/Brighton and seafront promenade/beach are located within ¾ mile.



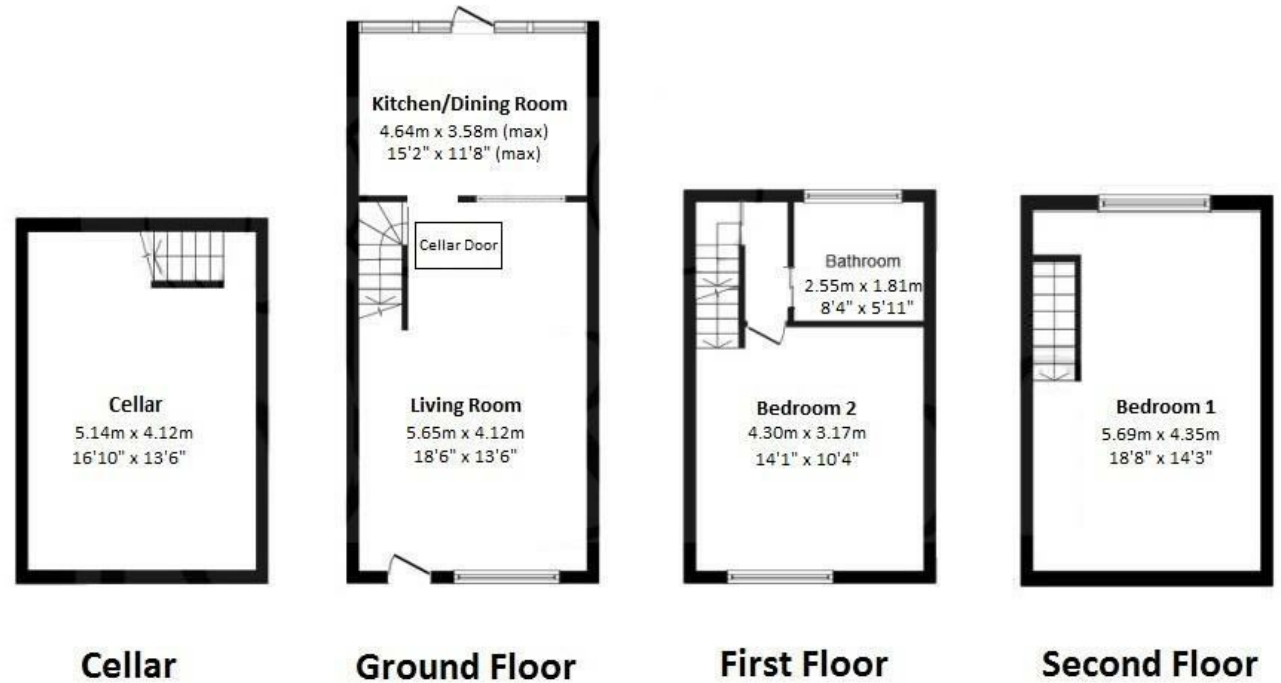
- Town Centre
- No Onward Chain
- Grade II Listed
- Cellar
- Exposed Beams

- Deceptively Spacious
- 2 Double Bedrooms
- Kitchen/Dining Room
- Flint Walls
- Southerly Courtyard Garden



Living Room	5.65m x 4.12m (18'6" x 13'6")
Kitchen/Dining Room	4.64m x 3.58m (max) (15'2" x 11'8" (max))
Cellar	5.14m x 4.12 (16'10" x 13'6")
First Floor Landing	
Bedroom 2	4.30m x 3.17m (14'1" x 10'4")
Bathroom	2.55m x 1.81m (8'4" x 5'11")
Bedroom 1	5.69m x 4.35m (18'8" x 14'3")
Courtyard Garden	
Council Tax Band: C	
EPC: N/A	





Please Note that these plans are for identification purposes only and may not be to scale.

Rowland Gorringe Estate Agents

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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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