

Exceat Cottage, East Dean Road,
Seaford, BN25 4AD

Offers In Excess Of
£695,000

Freehold



4 Bedroom 3 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Stunning views across the Cuckmere Valley can be enjoyed from this detached four bedroomed Period property that dates back to CIRCA 1890. Retaining a wealth of character including exposed flint work and wooden and tiled floors, the reception hallway features stained glass windows and the galleried landing above is approached via a sweeping staircase. The ground floor accommodation comprises a study, sitting room and open plan family room both of which have wood burners and have an intercommunicating passageway. The stylish modern kitchen/dining room comes with most appliances integrated and access is gained from here onto the utility room and ground floor shower room/wc. Further benefits include a first floor bathroom/wc, mature gardens and off street parking. On the edge of Friston Forest, there are many accessible walks and nearby pubs such as The Cuckmere Inn, Plough and Harrow in Litlington and The Tiger Inn in East Dean can all be reached on foot. Seaford and excellent bus services from Eastbourne to Brighton can be found outside. Being sold CHAIN FREE.

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Main Features

- Detached Period Property
- Four Bedrooms
- Study & Sitting Room
- Open Plan Family Room
- Kitchen/Dining Room
- Utility Room
- Shower Room/WC & Bathroom/WC
- Off Road Parking with EV Charging Point
- Stunning Views
- CHAIN FREE

Entrance

Double glazed door to-

Reception Hallway

Radiator. Understairs recess. Oak flooring.

Study/Bedroom

13'2 x 6'8 (4.01m x 2.03m)

Radiator. Wood laminate flooring. Range of fitted wardrobes. Double glazed window to side aspect.

Sitting Room

12'0 x 10'9 (3.66m x 3.28m)

Radiator. Exposed brick fireplace with wood burner. Exposed wooden flooring. Interconnecting passageway. Double glazed window to front aspect.

Open Plan Family Room

11'8 x 11'1 (3.56m x 3.38m)

Radiator. Exposed wooden flooring. Exposed brick fireplace with wood burner. Double glazed window to front aspect.

Kitchen/Dining Room

19'0 x 12'1 (5.79m x 3.68m)

Range of units comprising of bowl and a half stainless steel sink unit and mixer tap with surrounding upstands and worksurfaces with cupboards and drawers under. Five ring induction hob and eye level electric oven and integrated microwave. Integrated dishwasher. Space and plumbing for American style fridge freezer. Range of wall mounted units and extractor. Radiator. Tiled flooring. Double glazed window to side aspect.

Utility Room

7'11 x 4'9 (2.41m x 1.45m)

Bowl and a half stainless steel sink unit and mixer tap with cupboards under. Space and plumbing or washing machine. Vinyl flooring. Double glazed velux window. Door to rear garden.

Ground Floor Shower Room/WC

Fully tiled shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Double glazed window to side aspect.

Sweeping Staircase from Ground to First Floor Land

Radiator. Double glazed window to side aspect.

Bedroom 1

13'0 x 12'4 (3.96m x 3.76m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2

13'8 x 12'2 (4.17m x 3.71m)

Radiator. Carpet. Built in wardrobes. Double glazed window to front aspect.

Bedroom 3

13'0 x 10'8 (3.96m x 3.25m)

Radiator. Built in wardrobe. Carpet. Double glazed window to side aspect.

Bedroom 4

13'11 x 6'6 (4.24m x 1.98m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with shower screen and wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Vinyl flooring. Part tiled walls. Airing cupboard. Frosted double glazed window.

Outside

Mature gardens surround the property with areas of lawn, patio and decking. Stunning views can be enjoyed from all sides. Store sheds are also included.

Parking

There is a block paved driveway providing off street parking with an EV charging point.

EPC = F

COUNCIL TAX BAND = F

