



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

## localknowledge...

Cuckmere Road is an unadopted road, located in the heart of the popular south/east corner of Seaford. The property has good access to picturesque walks on the iconic South Downs National Park and is only a mile from the main Seaford town which offers a wide range of shops, tea rooms and train station. The uncommercialised beach and esplanade has free parking and beach huts for hire!

## moreinfo...

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BED

Seaford's Most Sought After Road!  
Cuckmere Cottage , Cuckmere Road, Seaford, BN25 4DG



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# inbrief...

An imposing 'Sussex' style detached house located in the sought after Cuckmere Road, considered to be Seaford's premier location. Standing on a good size level plot with heated swimming pool, gym/pool house and extensive frontage with sweeping driveway. Accommodation comprises 5 double bedrooms, self contained annex, kitchen/family room, 3 further reception rooms and 3 bathrooms.

Style:	'Sussex' Style Detached House
Bedrooms:	5 Double Bedrooms
Reception rooms:	3 Reception Rooms
Area:	340.20 SQ M/3662 SQ FT
Outside:	Garden and Heated Pool
Parking:	Ample Parking and Garage Store
Energy rating:	C
Council Tax Band:	G



# moredetail...

This detached property is constructed in the traditional 'Sussex' style and is located in what is widely considered to be one of Seaford's premier locations. Having undergone extensive refurbishment by the present owners to an exceptionally high standard the many features include a fully integrated kitchen/family room with bar area opening onto the rear patio and garden. An adjoining extension provides a lounge/garden room with full height retractable glass doors and feature log burner. The secluded rear garden has a sunken 9 meter heated swimming pool, pool house with gym space and shower room/WC. There is a wrap around patio, level lawn, summer house, hot tub and raised planters with up-lighting. All the bathrooms have been upgraded with contemporary style suites and there is a self contained one bedroom apartment.

As you approach the property electric gates give access to an extensive frontage which offers ample parking space and a garage store. The imposing oak framed front entrance leads into to a spacious reception area with solid oak flooring and stairs rising to the first floor.

The further ground floor accommodation comprises a snug/cinema room, games room and cloakroom/WC. From the galleried first floor landing there are double doors onto an enclosed balcony with stunning views towards the 'iconic' Seaford Head. There are five generous double bedrooms, family bathroom and separate shower room. The main bedroom suite has a separate dressing room and full en-suite with bath and his 'n' hers double shower cubicle!

A particular feature of the property is the self contained annex which has independent side access, suitable for an elderly relative or teenager and comprises a fully fitted kitchen, lounge, double bedroom and separate shower room/WC.

Viewings on this exceptional property are highly recommended to fully appreciate the exacting standard and attention to detail that has been shown and can be arranged via the sellers sole agent Phillip Mann.



For an appointment to view this property or for further information please contact the Seaford office on 01323 898666.

