



3 Crouch Lane, Seaford, BN25 1PS

ROWLAND  
GORRINGE

## 3 Crouch Lane, Seaford, BN25 1PS

**£350,000**

Built in the 1700's this deceptively spacious, Grade II listed cottage is superbly presented throughout. A small entrance leads directly into the charming living room – having original stripped floorboards, working fireplace with wood burner in situ and open hatch/window into the dining room. The dining room itself is situated within the middle of the ground floor with painted floorboards, a window to the kitchen, a door to the first floor staircase, as well as open doorways to both the kitchen and the living room. The kitchen is an extension, carried by previous owners, has a dual aspect onto the garden, kitchen units are bespoke, whilst the floor is stripped and sealed wood floorboards. To the first floor you have the second bedroom, the spacious bathroom and the landing which is of a size making it used as a study area. The second floor is the converted attic and is now the principle bedroom with east/west through aspect and eaves storage/wardrobes.

There is a wealth of charm and character to this stunning cottage, with features including brace/latch doors, some sash windows and wooden flooring.

The deceptively sized garden is a hidden gem. Westerly facing and private, the boundaries are either brick or flint walls. Predominately laid to brick/patio paving with various bedded edges with established flower/shrub and trees. The garden also offers 2 sizeable outbuildings for storage (with the potential for a home office to the larger of the 2). There is also a Utility outbuilding facing the kitchen rear door and an open brick wood store with further storage area behind.

Crouch Lane is a one way road within the town centre of Seaford and lies within a 100 yards of both the attractive Crouch Gardens/Pak as well as the main high street of Seaford. Within easy reach of a variety of shops, cafes, bistros, bars and restaurants. The A259 coastal road (with bus service to Brighton & Eastbourne every 15 mins) and railway station with links to London Victoria and Brighton are a short walk away. The uncommercialised seafront promenade and beach are located less than a ¼ of a mile of the property.









## Entrance Porch

## Kitchen

11'1" x 6'10" (3.38m x 2.08m)

## Dining Room

14'8" x 7'10" (4.47m x 2.39m)

## Living Room

14'8" x 9'10" (4.47m x 3.00m)

## First Floor Landing

## Bedroom Two

14'4" x 8'10" (4.37m x 2.69m)

## Office/Study

## Bathroom

## Second Floor

## Bedroom One

14'5" x 10'9" (4.39m x 3.28m)

## Rear Garden

## Outbuilding

9'1" x 9" (2.77m x 2.74m)

## Utility

5" x 4'11" (1.52m x 1.50m)

## Outbuilding

6'4" x 5'6" (1.93m x 1.68m)

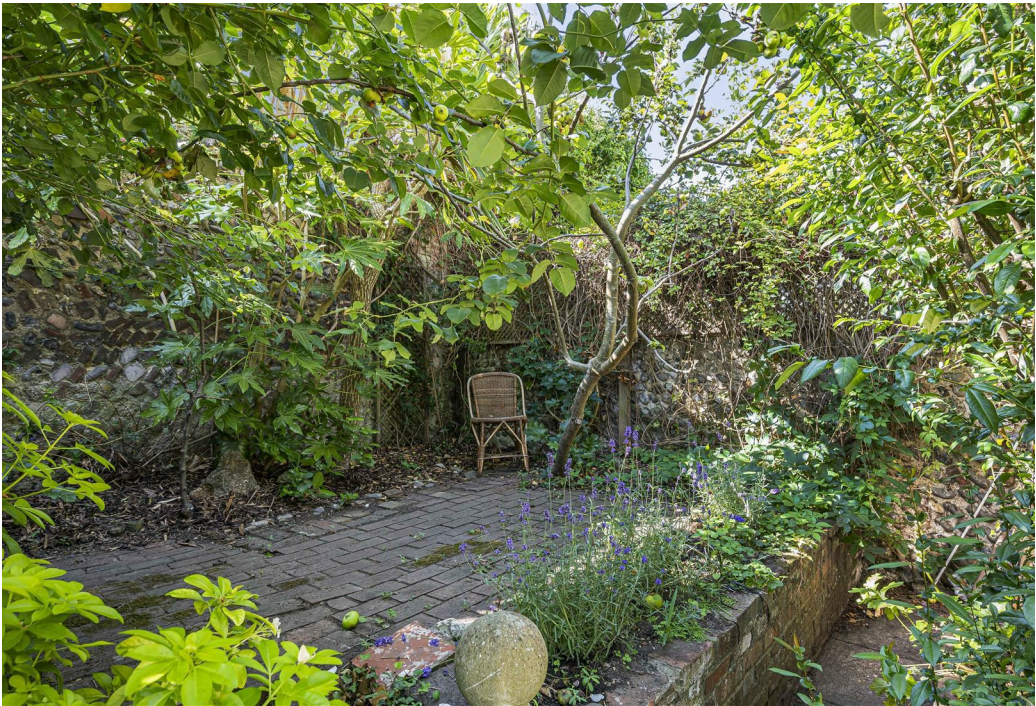
## Wood Store

## EPC: D

## Council Tax Band: B

## Tenure: Freehold





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Approximate Gross Internal Floor Area = 71.70 sq m / 772 sq ft

Outbuilding Area = 13.57 sq m / 146 sq ft

Total Area = 85.28 sq m / 918 sq ft

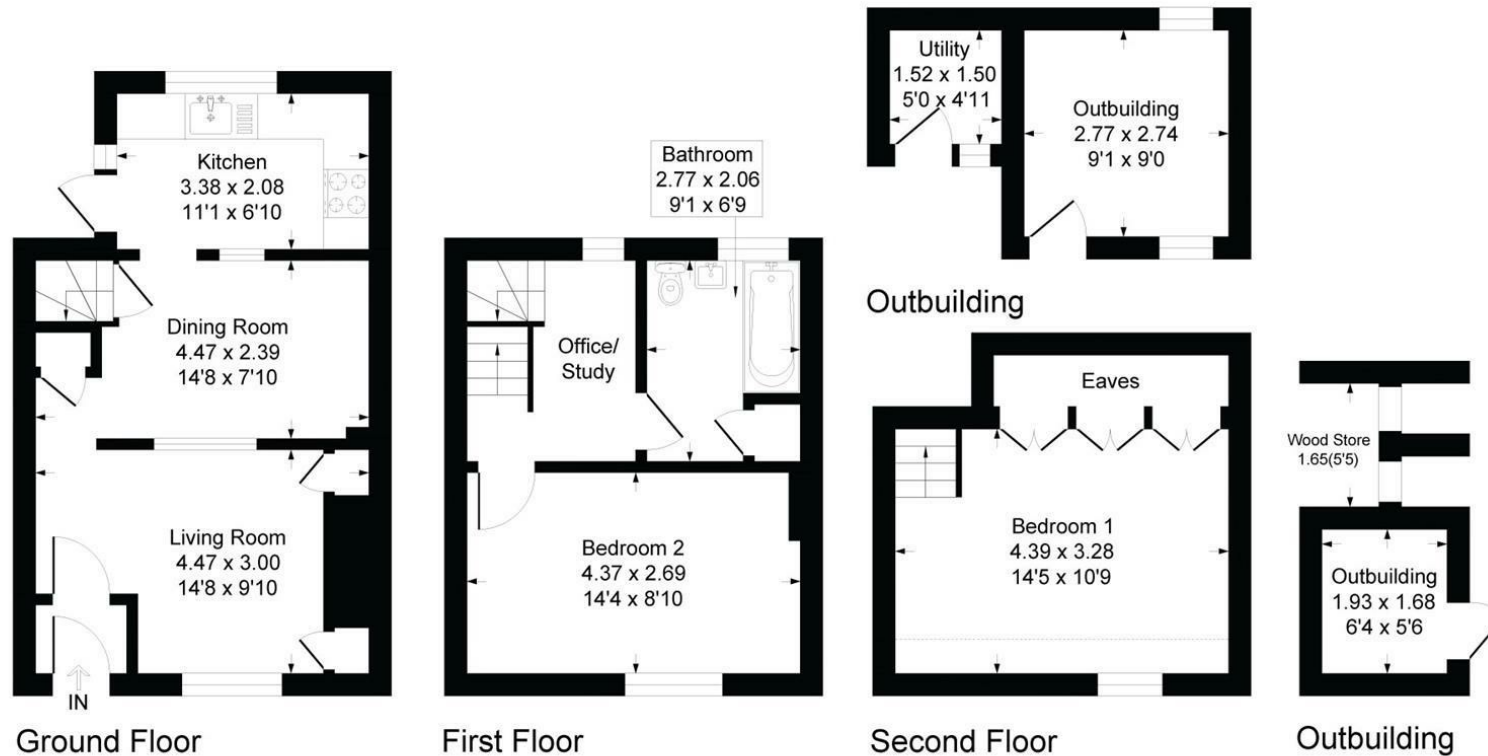


Illustration for identification purposes only, measurements are approximate, not to scale

#### 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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