



Twyn Cottage, 3 Blatchington Road, Seaford, BN25 2AB

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**Offers In Excess Of
£525,000**

This attractive grade II listed cottage has been sympathetically modernised over the years by the current owner and is stunningly presented. Located in the town centre the property is ideally situated for transport links, amenities and Seaford seafront/beach.

Arranged over 3 floors the house is deceptively spacious and light. The accommodation to the ground comprises separate living and dining rooms to the front, with living room having an open working brick fireplace and shuttered bay window. Stretching across the rear of the property is the kitchen/breakfast room with windows and stable door onto the private rear courtyard, which is enclosed by flint walls making it an ideal sun trap and kitchen courtyard (there is also secure rear gate access). To the first floor is a light and spacious 12 foot square landing/family area with dual aspect. Both bedrooms 2 and 3 are located to this floor, with bedroom 2 having a bay window to the front. The generous family bathroom also is located to this floor and has ample area to accommodate a separate shower should you wish. A second

flight of stairs leads to the loft room, which has been entirely converted to a stunning main bedroom – having triple aspect, an impressive vaulted ceiling with exposed beams, built in wardrobes/storage and an ensuite shower/wc.

Original features include brace/latch doors, exposed beams, panelled doors and exposed wooden floorboards.

The front garden is again private and enclosed by both flint walls as well as feather-edge fencing, established shrub/flower borders run along the length on both sides. The garden is predominately laid to lawn with path leading through the centre to the cottages vaulted vestibule with patio to the fore. The garden also has a summerhouse, shed and courtesy side door to the garage – which has power.

Set back on Blatchington Road the property is ideally located for the railway station, bus services, beach and town centre amenities. The town centre offers a wide range of shopping facilities, coffee shops, cafes, restaurants, pubs and library. Seaford itself is surrounded by the South Downs National Park and the English Channel and offers an un-commercialised seafront promenade and many leisure activities.









Entrance Porch

Entrance Hall

Kitchen/Breakfast Room

24'11" x 7'5" (7.59m x 2.26m)

Dining Room

13'7" x 9'8" (4.14m x 2.95m)

Living Room

16'2" x 11'4" (4.93m x 3.45m)

First Floor

Bedroom Two

14'9" x 7'8" (4.50m x 2.34m)

Bedroom Three

10'3" x 8'7" (3.12m x 2.62m)

Family Room

12'4" x 12'3" (3.76m x 3.73m)

Bathroom

9'11" x 8'7" (3.02m x 2.62m)

Second Floor

Bedroom One

20'10" x 16'4" (6.35m x 4.98m)

En-Suite

7'1" x 7" (2.16m x 2.13m)

Garage

20'1" x 9'6" (6.12m x 2.90m)

Rear Garden

Summer House

7'11" x 7'11" (2.41m x 2.41m)

EPC: D

Council Tax Band: D





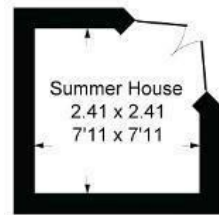
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Approximate Gross Internal Floor Area = 120.88 sq m / 1301 sq ft

Garage Area = 17.72 sq m / 191 sq ft

Outbuilding Area = 5.04 sq m / 54 sq ft

Total Area = 143.64 sq m / 1546 sq ft



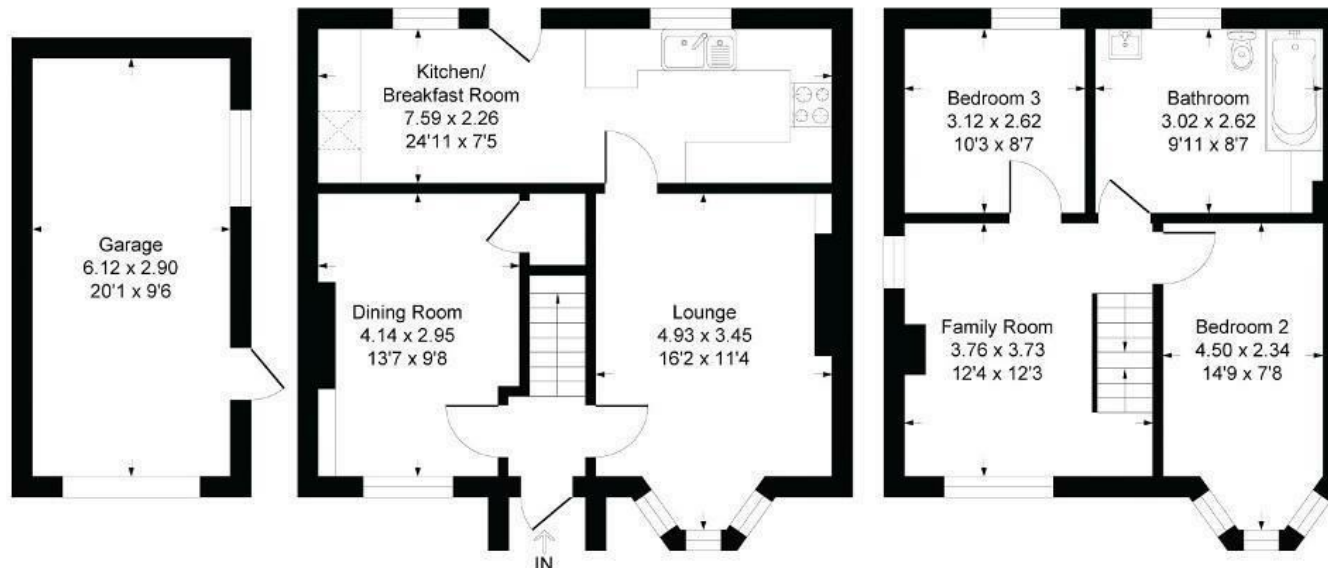
Outbuilding



En-suite
2.16 x 2.13
7'1 x 7'0



Second Floor



Garage

Ground Floor

First Floor

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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