



EXCEAT, SEAFORD, EAST SUSSEX, BN25 4AB

£1,100,000

Blackberry Cottage is set within a tranquil, semi-rural position bordering open fields, yet within easy reach of Seaford town centre, Alfriston village and the coast. The location offers an exceptional lifestyle opportunity, combining privacy, natural beauty and accessibility.

The accommodation is bright and spacious throughout, with the ground floor offering an inviting entrance hall, a dual-aspect sitting room featuring a wood-burning stove and French doors opening to the garden and a separate dining room perfectly positioned to take in the stunning outlook. The modern fitted kitchen is superbly appointed with sleek units, integrated appliances and access to the dining room, creating a natural flow ideal for entertaining.

There are four ground floor bedrooms, an en-suite and a family bathroom, providing flexibility for family living or single level accommodation if desired.

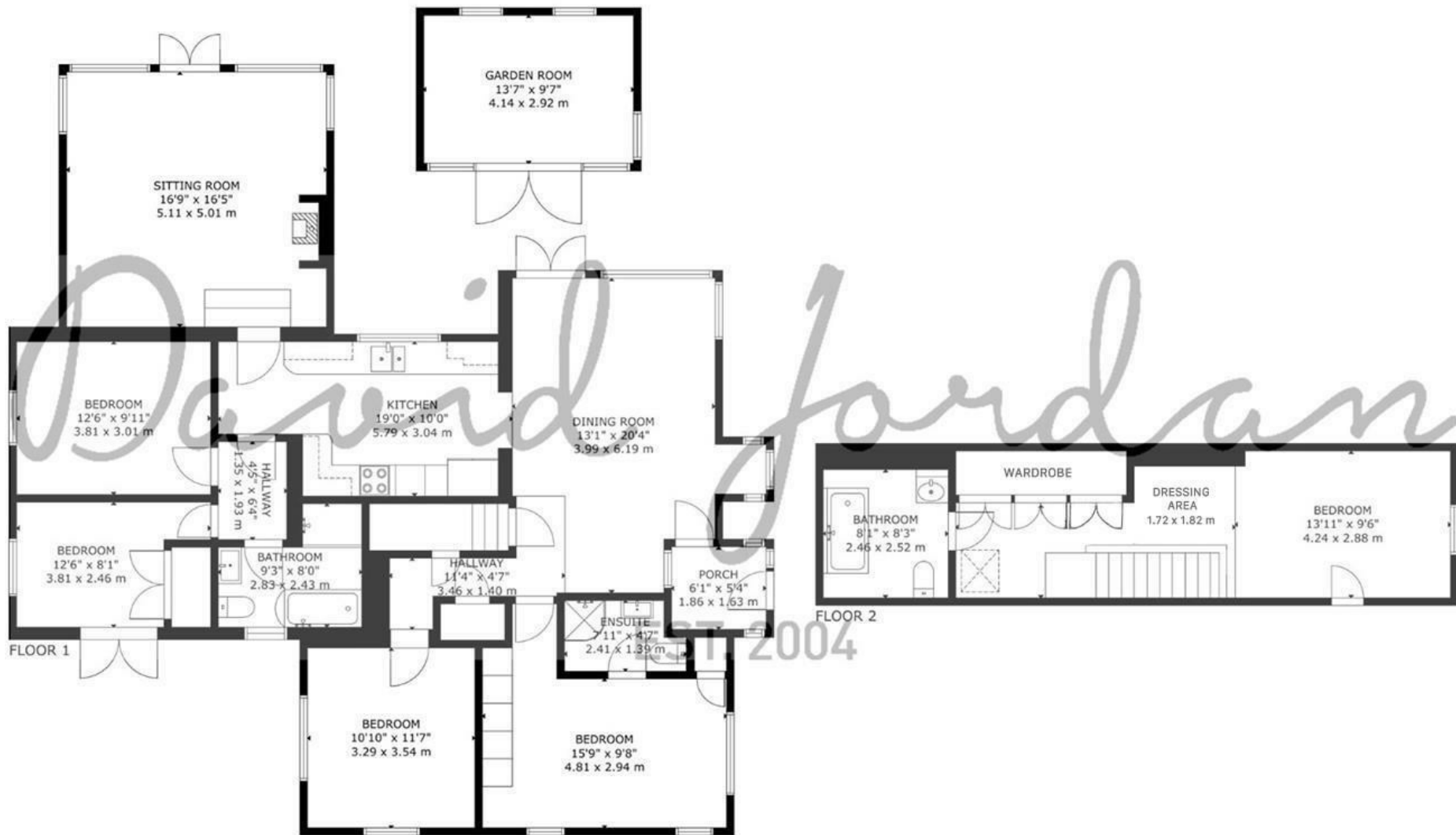
The first floor is dedicated to an impressive principal suite, comprising a spacious bedroom, en suite shower room and a dressing area with fitted wardrobes all enjoying elevated countryside views.

Outside, the property truly comes into its own. The mature, gardens to four sides are beautifully maintained, offering extensive lawns, established borders and multiple seating areas. A contemporary detached garden studio provides the perfect workspace or leisure retreat, complete with power, light.

The property is approached via The Cuckmere Inn car park, then via electric sliding gate opening onto a private driveway providing ample parking.

- STUNNING VIEWS OVER TOWARDS THE CUCKMERE VALLEY AND SOUTH DOWN
- BEAUTIFULLY PRESENTED COTTAGE
- SPACIOUS DUAL ASPECT SITTING ROOM WITH WOOD BURNING STOVE
- STYLISH MODERN KITCHEN WITH APPLIANCES
- FOUR GROUND FLOOR BEDROOM WITH AN EN-SUITE AND A FAMILY BATHROOM
- FIRST FLOOR PRINCIPLE SUITE WITH DRESSING AREA AND AN EN-SUITE
- MATURE GARDENS TO FOUR SIDES WITH OUTSIDE HOME OFFICE
- GATED DRIVEWAY AND PARKING
- PEACEFUL SEMI-RURAL SETTING WITHIN EASY REACH OF SEAFORD, ALFRISTON AND THE COAST.
- LPG TANK FOR DOMESTIC USAGE.





GROSS INTERNAL AREA
 TOTAL: 1,902 sq.ft
 FLOOR 1: 1,518 sq.ft, FLOOR 2: 384 sq.ft
 EXCLUDED AREAS: PORCH: 33 sq.ft, GARDEN ROOM: 130 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



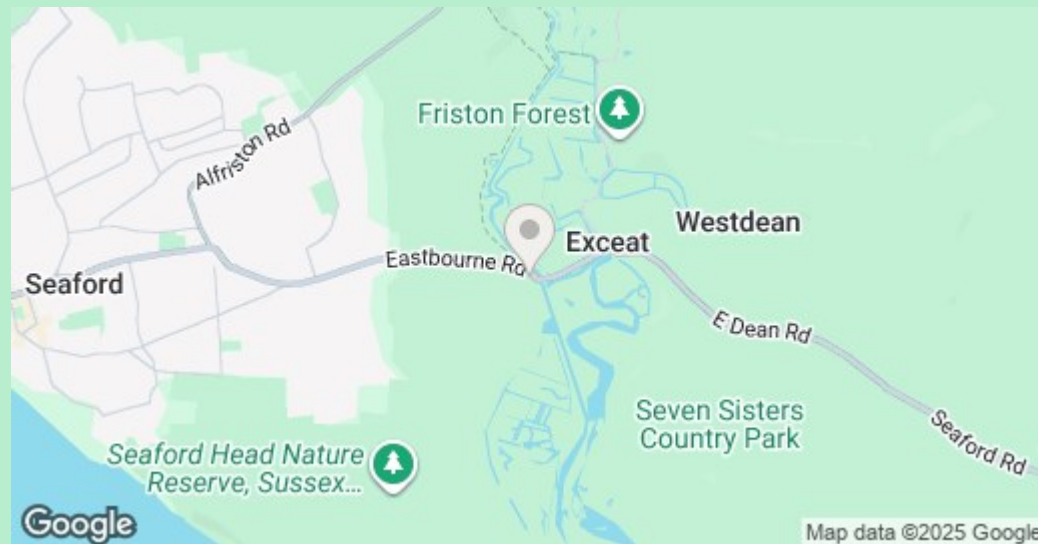
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: F



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004