4 Bed

House - Terraced

located in Blatchington Road

SEAFORD PROPERTIES

14 Blatchington Road
Seaford
BN25 2AA

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Asking Price £425,000

An attractive and beautifully presented four-bedroom Victorian terraced house, ideally positioned in the heart of Seaford Town Centre. Combining charming period features with modern comforts, this delightful home offers spacious and versatile accommodation arranged over three floors, complemented by a private courtyard, useful outbuildings, secure gated rear access and loft space with conversion potential (STPP).

Situated along Blatchington Road, the property is just a short stroll from Seaford's excellent selection of independent shops, cafés, restaurants, railway station and regular bus services. The picturesque seafront and promenade are also within easy reach, while the surrounding South Downs National Park provides beautiful countryside walks and outdoor pursuits. An ideal opportunity to enjoy the very best of coastal town living. EPC Rating C | Council Tax Band C

Description

Situated along Blatchington Road in the heart of Seaford Town Centre, this charming four-bedroom Victorian terraced house offers an appealing combination of period character, modern comforts and versatile accommodation arranged over three floors.

Well-presented throughout, the property retains a number of attractive period features, which complement the modern improvements.

The ground floor features a welcoming entrance hall leading into a spacious open-plan lounge and dining area, creating an inviting space for both relaxing and entertaining. A feature fireplace and bay window add character to the lounge, while the adjoining dining area provides ample space for family dining. To the rear, a modern fitted kitchen offers generous storage and worktop space, together with direct access to the courtyard.

The first and second floors provide four bedrooms, offering flexible accommodation for families, guests or those working from home. A modern family bathroom with a separate shower enclosure and an additional WC complete the first-floor accommodation.

The property also benefits from a boarded loft space, currently providing useful storage with potential for conversion, subject to the necessary consents.

Outside

An enclosed courtyard offers a pleasant and relatively low-maintenance space for outdoor seating and relaxation. Useful outbuildings provide additional storage and benefit from power, lighting, hot and cold water and a WC.

A further practical benefit is the secure, gated rear alleyway, providing convenient access to the rear of the property without having to pass through the house, ideal for bicycles, gardening equipment and general everyday use.

Location

Blatchington Road is conveniently situated within Seaford Town Centre, providing easy access to the railway station, regular bus services and a wide range of local amenities. The town offers an excellent selection of independent shops, coffee shops, cafés, restaurants, traditional pubs and a public library.

Surrounded by the beautiful South Downs National Park and the English Channel, Seaford enjoys a wonderful coastal setting with an attractive, uncommercialised seafront promenade, beach and numerous recreational opportunities. The combination of countryside, coastline and convenient transport links makes Seaford a particularly appealing place to live.

Offering generous accommodation, Victorian charm and a highly convenient central location, this delightful home is ideally suited to buyers seeking character and practicality in one of East Sussex's popular coastal towns.

Internal viewing is highly recommended to fully appreciate everything this property has to offer.

Disclaimer

• Money Laundering Regulations 2017
In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation once an offer has been accepted. We kindly request your cooperation to avoid any unnecessary delays in the sales process.
• Property Information
Whilst every effort has been made to ensure the accuracy and reliability of these sales particulars, they are intended only as a general guide to the property. If there is any aspect which is of particular importance to you, please contact our office and we will be happy to verify the information.
• Prospective purchasers should confirm the availability of the property and arrange an appointment to view before travelling. Items shown within photographs are not included in the sale unless specifically referred to within the particulars, although some items may be available by separate negotiation.
• Measurements
All room measurements and floor areas are approximate and provided for guidance purposes only. Buyers are

advised to check all dimensions carefully before ordering carpets, furnishings, or fitted furniture.

• Services and Tenure

We have not tested any apparatus, equipment, fixtures, fittings, or services and therefore cannot confirm that they are in working order or fit for purpose. Buyers are advised to obtain confirmation from their solicitor or surveyor.

• Any reference to tenure or lease information is based on details supplied by the seller. We have not inspected the title documentation and purchasers should seek verification from their solicitor.

• These particulars are issued in good faith but do not constitute representations of fact and should not be relied upon as statements of representation or form part of any contract or offer.

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Approximate Gross Internal Floor Area = 112.73 sq m / 1213 sq ft

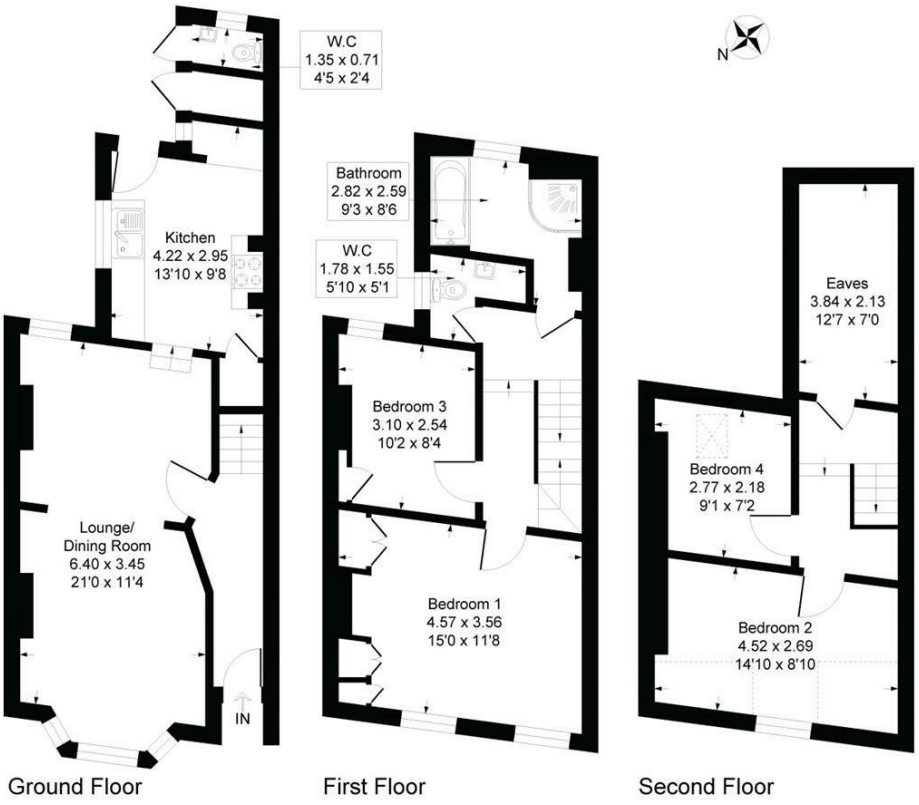

Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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