1, Fir Cottages Sutton Drove, Seaford, BN25 3ND

ROWLAND GORRINGE

1, Fir Cottages
Sutton Drove
Seaford

BN25 3ND

£365,000

Built Circa 1850 this charming cottage is immaculately presented, deceptively spacious and light through-out. With 3 open reception areas: a dining area to front with views; a central living area with brick fireplace and inset wood burner; study area is part of the hall and looks over the rear garden. The entrance hall is tiled, has a coats area and door to the downstairs cloakroom/wc. The kitchen/breakfast room sits to the rear of the property with views and access onto the attractive southerly rear garden. The main bedroom is located on the first floor, with views over Seaford towards distant South Downs farmlands. The family bathroom with separate shower and bath is also located on this floor. Finally a short flight of steps leads to the second floor which is taken up by the second double bedroom with eaves storage and a south westerly window.

The attractive rear garden is private, south facing, with flint boundary walls. A brick patio adjoins the property, there is also a brick and flint shed with power to this area. A short flight of steps lead to the main garden with lawn, raised edge borders and a second patio area. A further out-building is located at the top of the garden – a 17' flint and stone garden room, also with power (could be made into a home studio or office). Whilst to the front is a lawn with planted borders and garage with power.

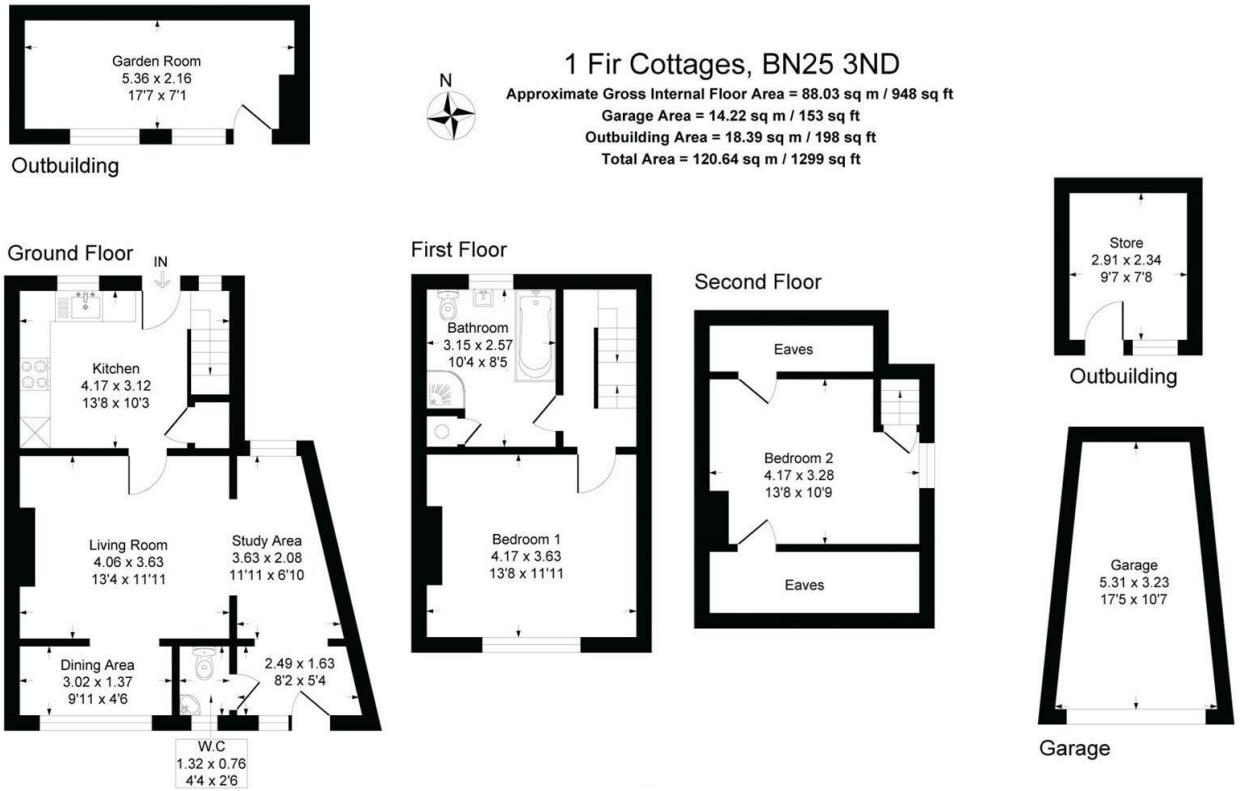
Located on Sutton Drove the property is well placed for easy access to a local parade of shops on nearby Alfriston Road. A twitten close by leads through to the A259 – giving quick access to bus services to Eastbourne and Brighton. Whilst Seaford town centre, with its comprehensive range of shops, cafes, restaurants and pubs, seafront promenade/beach and railway station to London, can be found within approximately one mile.

- Overrall Total Area Approximately 1299sq ft
- 2 Double Bedrooms
- Garage
- 17' Flint Garden Room
- Immaculately Presented
- Charming Cottage (Circa 1850's)
- South Facing Garden
- Family Bathroom
- Kitchen/Breakfast Room

Entrance	2.49mx 1.63m (8'2"x 5'4")
Toilet/WC	1.32m x 0.76m (4'3" x 2'5")
Study Hall	3.63m x 2.08m (11'10" x 6'9")
Living Room	4.06m x 3.63m (13'3" x 11'10")
Dining Area	3.02m x 1.37m (9'10" x 4'5")
Kitchen/Breakfast Room	4.17m x 3.12m (13'8" x 10'2")
Landing	
Bedroom 1	4.17m x 3.63m (13'8" x 11'10")
Family Bathroom	3.15m x 2.57m (10'4" x 8'5")
Bedroom 2	4.17m x 3.28m (13'8" x 10'9")
Rear Garden	
Flint Shed/Store	2.91m x 2.34m (9'6" x 7'8")
Garden Room	5.36m x 2.16m (17'7" x 7'1")
Front Garden	
Garage	5.31m x 3.23m max (17'5" x 10'7" max)

Council Tax Band: C

EPC:



Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.UK

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.

ROWLAND GORRINGE