



LION'S COTTAGE LIONS PLACE, SEAFORD, EAST SUSSEX, BN25 1AY

£1,375,000

A rare opportunity to acquire one of a select few thatched properties in Seaford. Lions Cottage is an attractive detached four bedroom home, believed to date from the late Arts and Crafts period in the 1920s, retaining a number of original features including latch doors, exposed beams, wood flooring, oak mullioned double glazed windows and an inglenook style fireplace.

The property also benefits from a separate one bedroom detached thatched annexe, 'The Lodge'. Currently used by the owners as a successful holiday let, generating approximately £1,000 per week during peak season. The Lodge benefits from a bright open plan kitchen and living room with vaulted ceiling with oak beams. There is also a bedroom and en-suite shower room.

The property is approached via block paved off road parking for several vehicles, with an area of lawn and raised flower beds to the front. The accommodation includes a spacious reception hall with exposed beams and turning staircase, cloakroom/WC, a dual aspect sitting room with inglenook fireplace and adjoining garden room, and a family room which could also serve as a dining room. This leads through to the fitted kitchen with quartz work surfaces and integrated appliances, together with a pantry and separate utility room.

On the first floor there are four double bedrooms, including a dual aspect principal bedroom and a guest bedroom with en-suite shower room, along with a family bathroom.

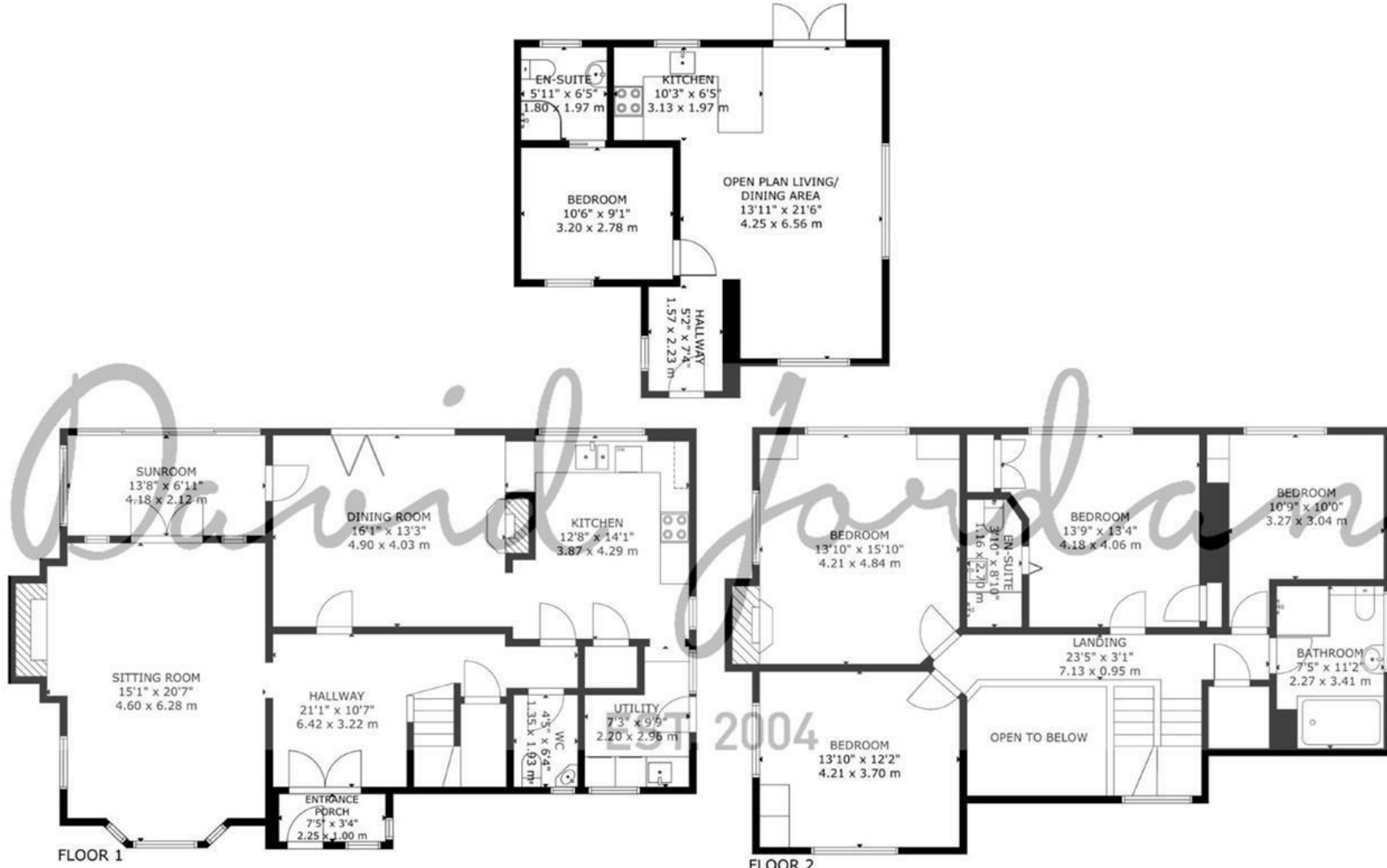
The property occupies approximately 0.6 acres of mature south facing gardens which surround the house. Within the grounds is a heated swimming pool measuring 28' x 14', powered by an air source heat pump, with an enclosed terrace and kitchen/bar area, ideal for outdoor entertaining.

- RARE OPPORTUNITY TO ACQUIRE ONE OF A SELECT FEW THATCHED PROPERTIES IN SEAFORD
- ATTRACTIVE DETACHED FOUR BEDROOM HOUSE BELIEVED TO DATE FROM THE LATE ARTS AND CRAFTS PERIOD IN THE 1920S
- RETAINS MANY ORIGINAL FEATURES INCLUDING LATCH DOORS, EXPOSED BEAMS, WOOD FLOORING, OAK MULLIONED DOUBLE GLAZED WINDOWS AND AN INGLENOOK STYLE FIREPLACE
- SEPARATE ONE BEDROOM DETACHED THATCHED ANNEXE CURRENTLY USED AS A SUCCESSFUL HOLIDAY LET
- LOCATED WITHIN A THIRD OF A MILE FOR ENGLAND COAST PATH AND ACCESS TO THE WORLD FAMOUS SEVEN SISTERS COUNTRY PARK
- SPACIOUS RECEPTION HALL WITH EXPOSED BEAMS, TURNING STAIRCASE AND CLOAKROOM/WC
- DUAL ASPECT SITTING ROOM WITH INGLENOOK FIREPLACE AND ADJOINING GARDEN ROOM
- FAMILY ROOM/DINING ROOM LEADING TO FITTED KITCHEN WITH QUARTZ WORK SURFACES, INTEGRATED APPLIANCES, PANTRY AND SEPARATE UTILITY ROOM
- THE GROUNDS EXTEND TO APPROXIMATELY 0.6 OF AN ACRE OF ESTABLISHED GARDENS
- EXTERIOR SWIMMING POOL HEATED BY AN AIR SOURCE HEAT PUMP









GROSS INTERNAL AREA  
 TOTAL: 200 m<sup>2</sup>/2,157 sq ft  
 FLOOR 1: 106 m<sup>2</sup>/1,140 sq ft, FLOOR 2: 94 m<sup>2</sup>/1,017 sq ft  
 EXCLUDED AREAS: ANNEXE: 46 m<sup>2</sup>/500 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





### Lion's Cottage

#### Ground floor

Wooden entrance door to VESTIBULE with double glazed window to front. Wooden leaded light door to: ENTRANCE HALL

Vaulted ceiling with Oak beam. Stairs to first floor. Radiator. Storage cupboard. Wooden flooring. CLOAKROOM

Close coupled wc. Wash basin with storage below. Tiled walls and floor. Radiator. Double glazed window. SITTING ROOM

Double glazed window to front and side with tiled window seals. Inglenook fireplace with hearth. Leaded light window and door to:

#### SUN ROOM

Double glazed window to rear and side. Patio door to rear. Tiled floor.

#### DINING ROOM

Wooden flooring. Double glazed bi-fold door to the rear garden. Two radiators. Feature fireplace. Opening to:

#### KITCHEN / BREAKFAST ROOM

Wall and base units. Work top with one and a half bowl sink and drainer. Integrated dish washer and fridge. Space for range style cooker and wine fridge. Pantry cupboard with space for freezer. Tiled floor. Radiator. Double glazed window to side and rear. Door to:

#### UTILITY ROOM

Tiled floor and walls. Double glazed window and door to rear. Space for washing machine, dryer and fridge freezer. Wall mounted Worcester-Bosch gas fired boiler. Gas meter. Base units with work surface with sink.

#### FIRST FLOOR LANDING

Double glazed window to front. Radiator. Linen cupboard.

#### BEDROOM ONE

Double glazed window to rear. Radiator. Two fitted wardrobes. Door to:

#### EN-SUITE

Shower enclosure. Pedestal wash basin with mirror above. Close coupled wc. Extractor fan.

#### BEDROOM TWO

Double glazed window to rear and side. Radiator.

#### BEDROOM THREE

Double glazed window to rear. Fitted wardrobe. Radiator. Hatch to loft.

#### BEDROOM FOUR

Double glazed window to front and side. Feature arched window to landing. Radiator.

#### BATHROOM

Bath with receiver style shower. Shower enclosure. Close coupled wc. Pedestal wash basin. Double glazed window with views over the swimming pool. Tiled floor and part tiled walls.

### The Lodge

#### ENTRANCE HALL

Composite entrance door. Double glazed window. Electric heater.

#### OPEN PLAN KITCHEN AND LIVING ROOM

Kitchen area with a range of base units with work surface over. Sink and drainer. Electric oven and four ring electric hob. Integrated fridge and dishwasher. Double glazed window to rear. Tiled splash back.

Living area with vaulted ceiling and oak beams. Double glazed window to side and front. Double glazed patio door.

#### BEDROOM

Double glazed window to front. Electric heater. Feature internal window.

#### EN-SUITE SHOWER ROOM

Shower enclosure. Pedestal wash basin with mirror fronted cupboard above. Close coupled wc. Service hatch to loft space. Towel rail. Tiled floor and part tiled walls.

### Grounds

#### FRONT

Accessed via electric gate with brick paved off road parking for several vehicles. Steps up to Lion's Cottage with tiered flower planting. Gated access to:

#### REAR AND SIDE

Mainly laid to lawn with flower and shrub planting. Tiered planting with flint wall facing banks. Timber sheds. Bar with tiled roof. Steps to

#### EXTERIOR SWIMMING POOL

Heated via garden pac air source heat pump with stepped entry. Paved patio around.

### Disclaimer

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.





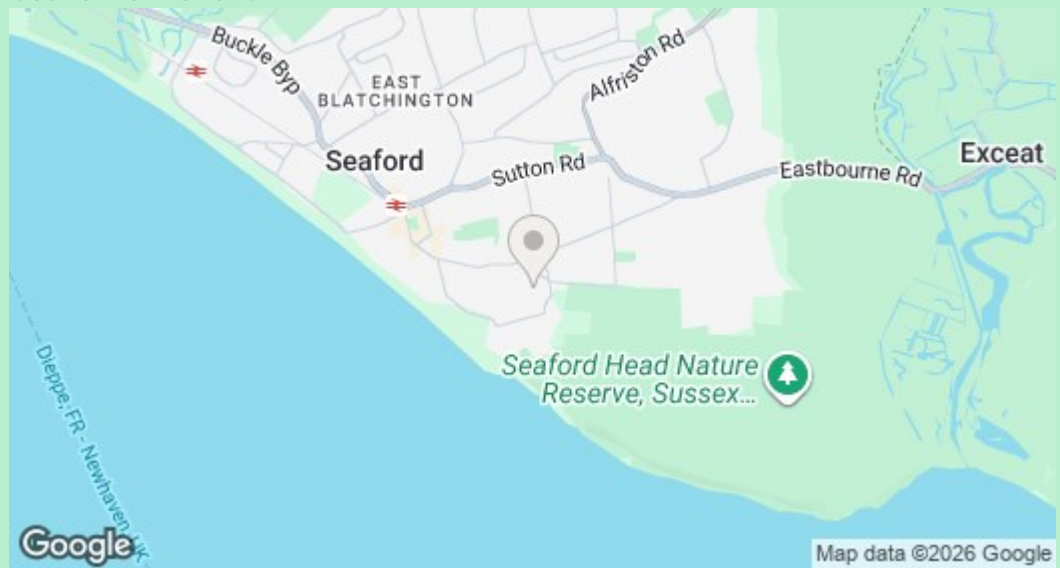
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: G

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



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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.

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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