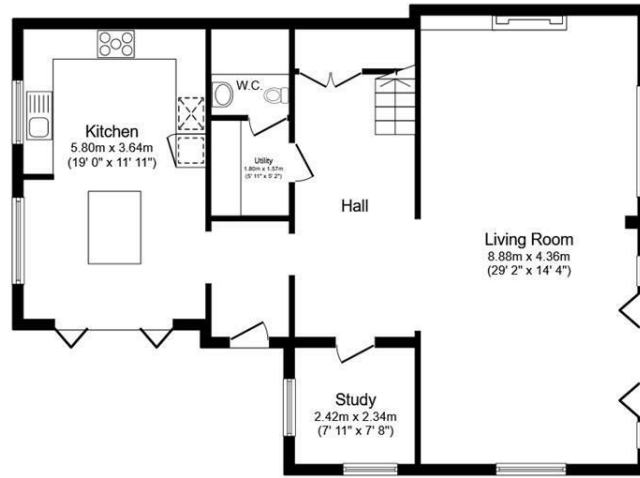


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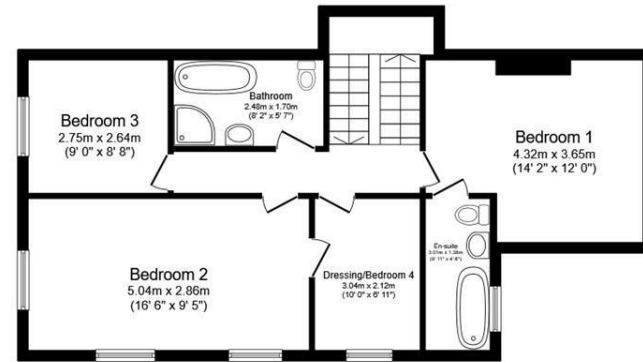
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Stunning Views From The Cottage!
Seaford Cottage, Alfriston Road, Seaford, BN25 3AB



Ground Floor

Floor area 93.2 m² (1,003 sq.ft.)



First Floor

Floor area 66.7 m² (718 sq.ft.)

TOTAL: 159.9 m² (1,722 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

localknowledge...

Alfriston Cottage is situated in the popular 'High and Over' area within easy reach of Seaford town centre, golf course and picturesque walks over the South Downs and Seven Sisters. Seaford head school is a short drive and there are good bus connections to Brighton and Eastbourne and regular rail service to London.

moreinfo...

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inbrief...

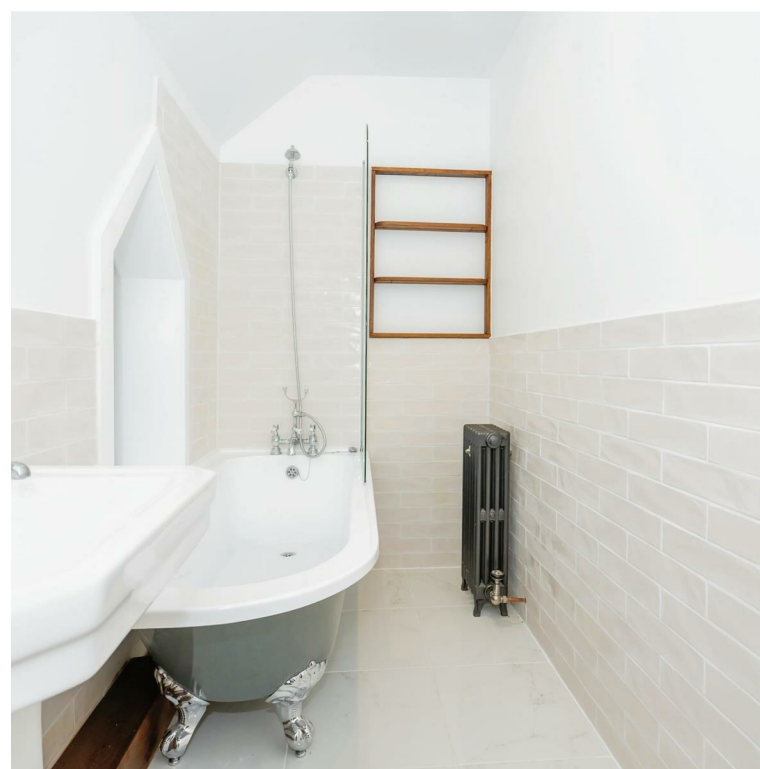
This exceptionally well presented Cottage is located in the sought after High and Over location in Seaford, situated on a wraparound plot with stunning views. The spacious accommodation comprises 4 bedrooms, study, kitchen/dining room, utility room, cloakroom/WC, Bathroom/WC, off street parking.

Style:	Semi-Detached Cottage
Bedrooms:	4 Bedrooms
Reception rooms:	Open Plan Lounge Diner
Area:	159,9 SQ M/1722 SQ FT
Outside:	Large Wraparound Plot
Parking:	Ample off Street Parking
Energy rating:	D
Council Tax Band:	E



Bear in mind...

This property has a great downstairs living space, which would be perfect for hosting. Also, the property benefits from beautiful Country and Sea views!



moredetail...

Seaford Cottage is a newly renovated four-bedroom, two-bathroom house on the edge of Alfriston. Its stunning location offers unobstructed views over the Cuckmere Valley and the sea, with Rathfinny Vineyard to the rear.

The original part of the house is a pair of coastguard cottages over one hundred years old. Several historical features, such as interior stone walls, have been retained, giving the house warmth and character.

The property has excellent living accommodations, a stunning kitchen, breakfast room, large reception, utility/cloakroom, and study. The kitchen is fitted with top of the range appliances. The utility room has space for washing machine, tumble dryer and dishwasher. The huge sitting room has a wood burner as well as traditional-style radiators and the property is superbly insulated throughout. Downstairs flooring is top quality oak, upstairs is fully fitted luxury carpet. The bi-folds windows and front door are by top brand Origin. There are two extremely spacious double bedrooms, one with en-suite, and two further small doubles, one of which could be used as a dressing-room. All upstairs rooms have breath-taking views.

There is well-established parking for three cars, as well as two further spaces 20 feet from the house. The garden is fully fenced and has a small outbuilding.

The nearest towns are Alfriston or Seaford with a wide selection of excellent schools (private and state). As well as being very close to the sea, it is possible to walk straight from the house onto many outstanding footpaths. The nearest stations are Seaford and Berwick, both with direct access to London and excellent provision for parking. There is an excellent broadband signal. The house has mains drainage and oil heating.

It would make a great family home or an excellent potential as a holiday let, with a projected annual income of £75,000 based on 18 weeks of occupancy.



If you would like to book an appointment please call 01323 898666 or email Seaford@phillipmann.com

