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BED

# Character Cottage Close to Town

Rosemary Cottage 27, Kedale Road, Seaford, BN25 2BU



£450,000

Freehold

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## Rosemary Cottage, BN25 2BU

Approximate Gross Internal Floor Area = 99.94 sq m / 1076 sq ft

Garage Area = 13.21 sq m / 142 sq ft

Total Area = 113.15 sq m / 1218 sq ft

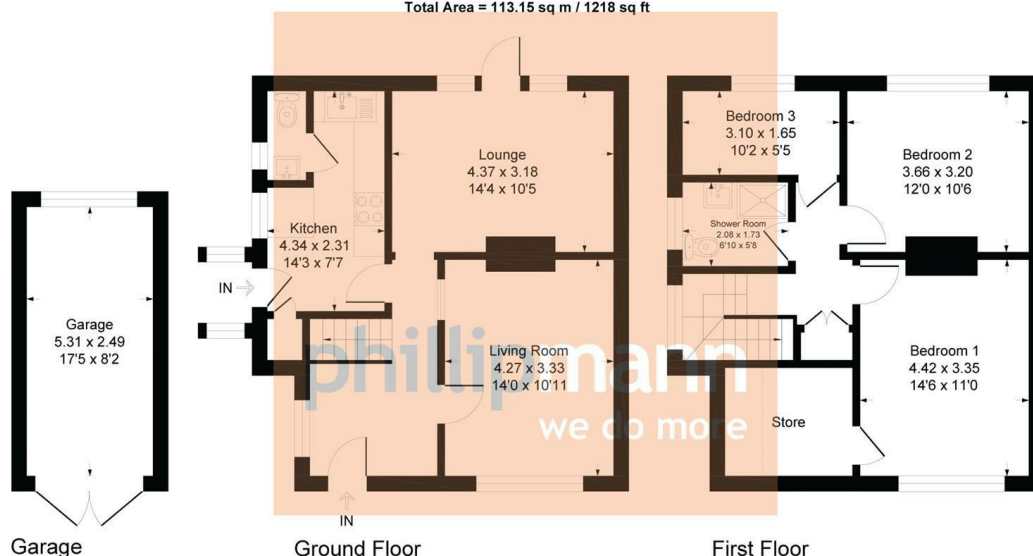


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

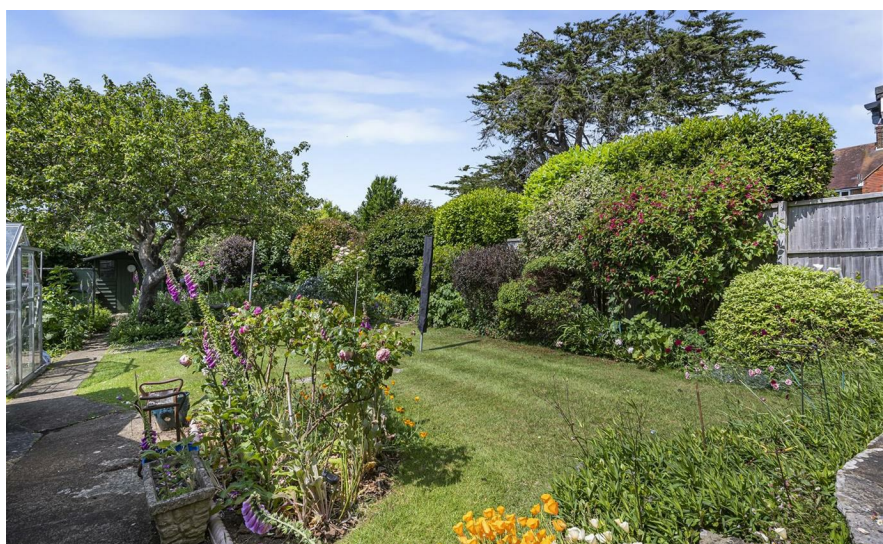
This charming semi detached cottage, built in the traditional 'Sussex' style is conveniently located just a short walk from Seaford town, train station and shops, whilst Seaford Esplanade and Beach are within half a mile. Standing on a good size level plot with attractive south/west aspect secluded rear garden the property further benefits from part double glazed and secondary glazed windows, gas central heating system with modern boiler, detached garage with off street parking and the property is offered with vacant possession.

As you approach the property there is a driveway providing off street parking to the garage which has pitched roof storage and power/light. There is an attractive well stocked front garden.

The spacious entrance hall has stairs to the first floor and under stair storage. The separate dining room is located to the front of the property and has a feature brick fireplace with open grate and window over the front garden.

The sitting room has a pleasant outlook with windows and door to the rear garden. Adjacent to this is the kitchen which is fitted with a good range of wall/base cupboards and working surface. There is an inset sink, space for cooker, washing machine and fridge/freezer. There is a very useful pantry cupboard and door to side access. Off the kitchen there is a cloakroom/WC, housing the central heating boiler. From the first floor landing there is loft access, linen cupboard and shower room with glass cubicle and electric shower, WC, wash basin in vanity unit, tiled walls and side window. Bedroom one has a walk in eves cupboard and window to front aspect. Bedroom two has a lovely south/west aspect with view over the rear garden and surrounding area. Bedroom three/study also has an outlook over the rear garden.

A particular feature of the property is the secluded rear garden with a favoured south/west aspect. There is a shed, green house and summer house, ornamental patio area and raised planters with veg patch!



Energy Rating - D

Council Tax Band - C

## moreinfo...



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