



3 Blatchington Road, Seaford, East Sussex, BN25 2AB
Asking Price £595,000

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Grade II listed 17th century end of terrace 3 bedroom period property located in central Seaford. Character features including exposed beams, stripped wood floors, latch doors, 3 reception rooms, mature gardens, a courtyard and a garage. Walking distance of the beach and town centre

The Property

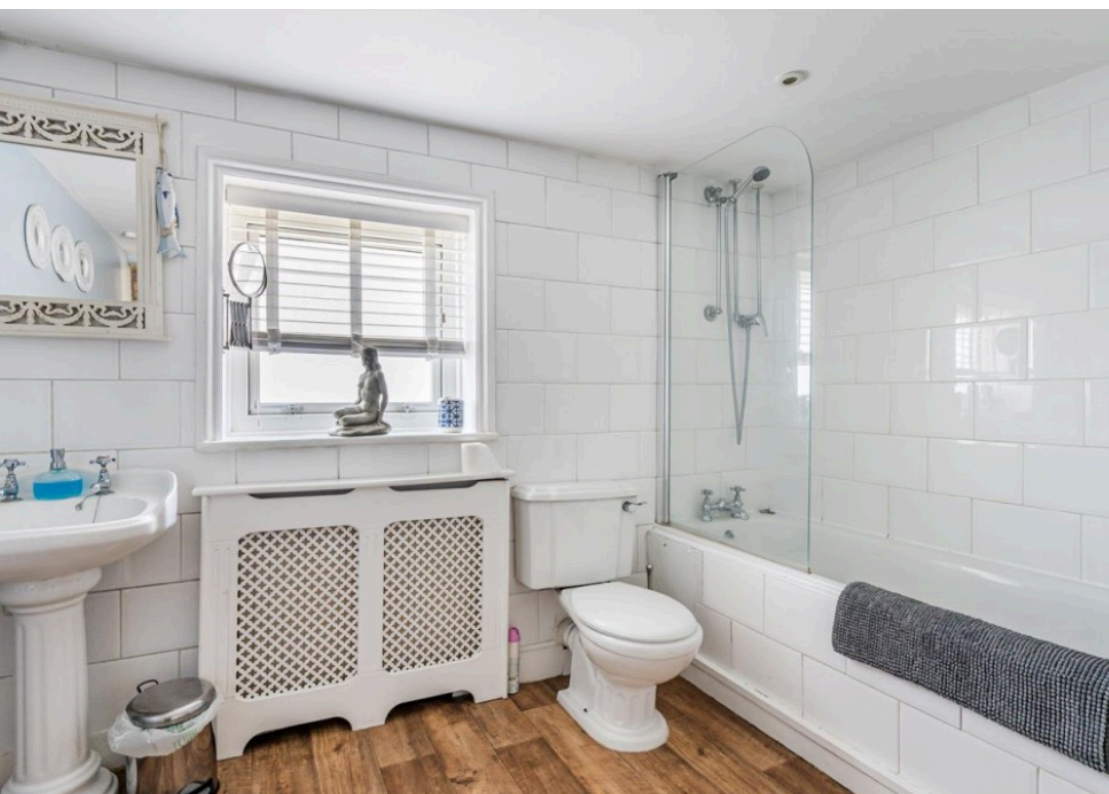
Upon entering the property via a canopied entrance porch the front door leads into an entrance lobby with stairs leading to the first floor. A door leads into the lounge with exposed floorboards, open fireplace with an Oak mantle over and a bay window to the front. The dining room has an original fitted alcove cupboard, understairs storage and a window to the front. The kitchen/breakfast room is to the rear of the property and has a good range of 'bespoke' wall and base mounted units, pine worksurface and granite splashback. There is a 'Rangemaster' Stove, enamel sink, integrated washing machine and space for a dishwasher. The breakfast area has space for a table and chairs and fridge/freezer and a stable door provides access to the rear courtyard which is secluded and bordered by a flint wall with a rear gate.

On the first floor the spacious landing could be used as a study area, there are two bedrooms on this level and the family bathroom with a panelled bath with shower over, pedestal wash hand basin and a low level w.c. On the second floor is the principle bedroom suite with impressive vaulted ceiling with exposed beams, double aspect windows and an en-suite shower room.

Outside the well established garden has a flint wall, mature well stocked borders, a sunken terrace with seating area, raised flower beds, a summer house and shed and a gate. The garage has parking Infront of it.

The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool , Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.





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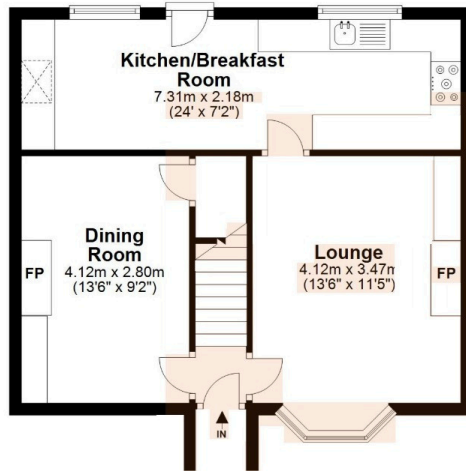


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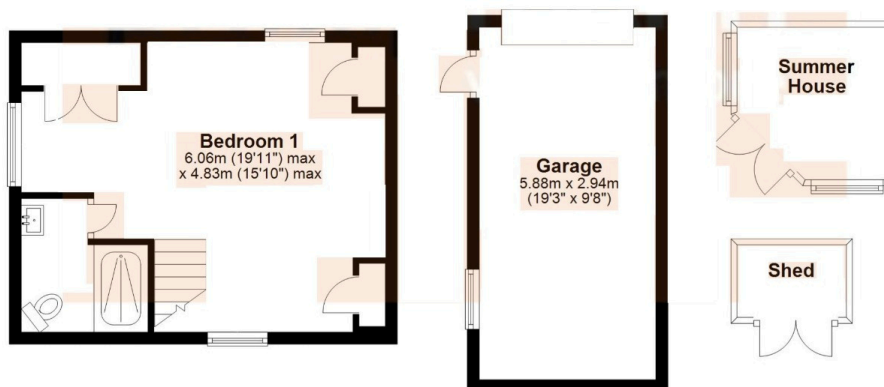
Ground Floor
Approx. 47.8 sq. metres (514.5 sq. feet)



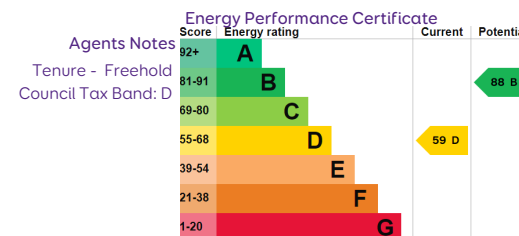
First Floor
Approx. 39.3 sq. metres (423.0 sq. feet)



Second Floor
Approx. 29.3 sq. metres (314.9 sq. feet)



Total area: approx. 116.4 sq. metres (1252.4 sq. feet)
This floor plan is for illustrative purposes only. All measurements are approximate.



Please note:

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