



2 ALCES PLACE, SEAFORD, EAST SUSSEX, BN25 2HJ

£700,000

Set within a picturesque flint wall, this cottage forms part of a select mews-style development enjoying a peaceful yet convenient setting, surrounding a central cobbled courtyard. A characterful home offering beautifully presented accommodation arranged over two floors, combining charm with modern practicality.

Alces Place was originally a farmyard consisting of a large barn and outbuildings, owned by the local Alce family, dating back to the 1600's. In the 1920's it was then converted into a main house with servants quarters. Subsequently it was later sold in 1955 and split into six separate dwellings.

The cottage has a generous level of accommodation including a long entrance hallway leading to sitting room, study and conservatory. There is also a spacious kitchen/breakfast room together with a ground floor cloakroom.

The first floor is accessed via a classic oak balustrade where there are three good sized bedrooms, en-suite shower room and a family bathroom.

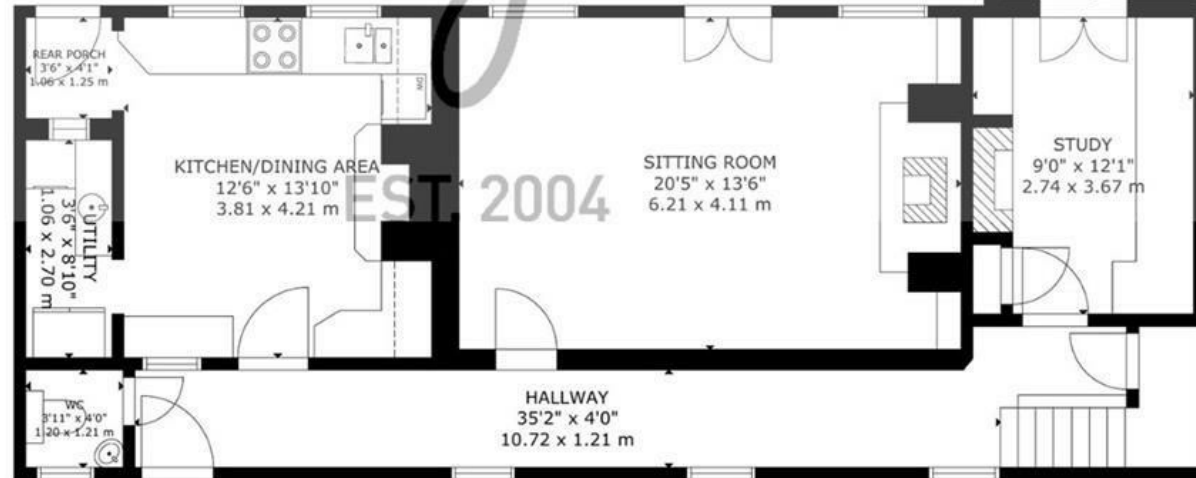
The private south facing rear garden is landscaped with workshop, plenty of paved areas and well stocked borders. Gate affording access to rear parking space and section of lawn.

- HISTORIC CHARACTER BUILDING DATING BACK TO THE 1600S
- CHARMING FLINT-WALLED COTTAGE IN A PEACEFUL MEWS-STYLE COURTYARD SETTING
- SUNNY SOUTH-FACING GARDEN WITH PATIO
- SPACIOUS SITTING ROOM WITH FEATURE FIREPLACE AND FRENCH DOORS
- THREE GOOD-SIZED BEDROOMS, MAIN BEDROOM WITH EN-SUITE AND FITTED WARDROBES
- STUDY AND CONSERVATORY
- QUIET YET CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- PRIVATE PARKING
- SURROUNDING TRANQUIL COBBLED COURTYARD
- JUST UNDER 2000 SQUARE FEET OF ACCOMMODATION





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
 TOTAL: 180 m<sup>2</sup>/1,939 sq.ft  
 FLOOR 1: 91 m<sup>2</sup>/977 sq.ft, FLOOR 2: 89 m<sup>2</sup>/962 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D

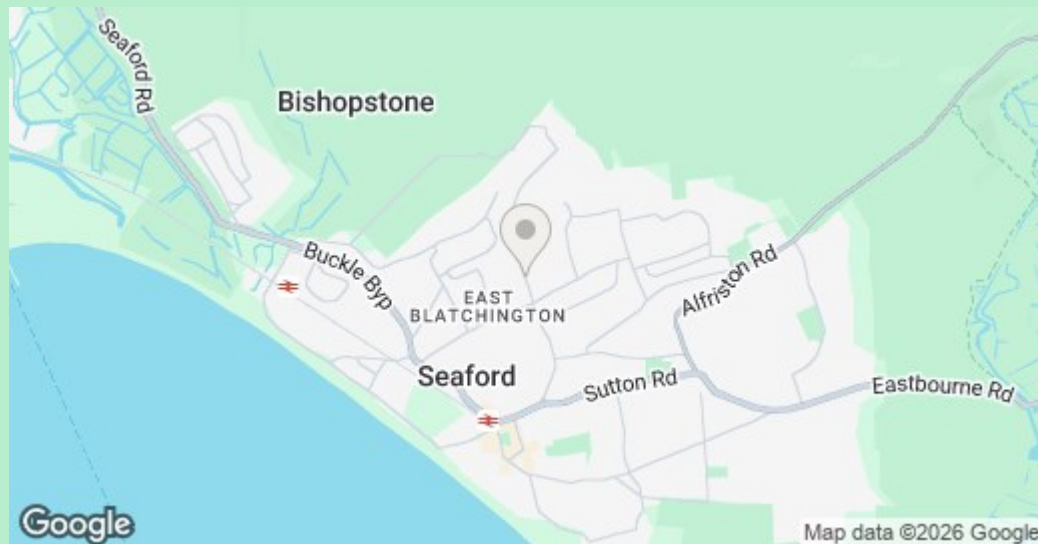
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Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

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.

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.

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