



THE COPPICE 1, BLATCHINGTON HILL, SEAFORD, EAST SUSSEX, BN25 2AH

£725,000

An attractive 1920's Sussex style detached residence of immense character and charm, conveniently situated within easy reach of Seaford town centre, railway station and local shops.

This well proportioned home offers spacious and versatile accommodation arranged over two floors. The property retains a wealth of period features including half tile hung elevations, original fireplaces, stripped and sealed wood floorboards and solid oak internal doors.

The accommodation comprises an elegant reception hall with staircase leading to the first floor and landing, two comfortable reception rooms, a kitchen/breakfast room with pantry, separate laundry room and ground floor cloakroom.

To the first floor there are four good sized bedrooms together with a family bathroom.

The rear garden is well established, mainly laid to lawn, providing a pleasant and private setting. To the front there is high level established hedge, a garage and off road parking for two vehicles.

- SUSSEX STYLE CHARACTER HOUSE
- MANY ORIGINAL FEATURES
- FOUR DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM WITH PANTRY AND LAUNDRY ROOM
- TWO RECEPTION ROOMS
- MAJORITY DOUBLE GLAZED
- GAS CENTRAL HEATING
- LOCATED CLOSE TO THE TOWN
- ATTRACTIVE FRONT AND REAR GARDENS.
- GARAGE AND PARKING









EST. 2004

GROSS INTERNAL AREA
 TOTAL: 184 m²/1,984 sq.ft
 FLOOR 1: 90 m²/968 sq.ft, FLOOR 2: 94 m²/1,016 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





When approaching the property you are greeted by a charming covered porch with a useful seating area, tiled flooring and solid oak front door with original parcel/milk hatch.

The wide reception hall has solid stripped and sealed timber flooring which extend into much of the ground floor accommodation. The substantial leads up to the first floor landing.

Sitting Room

A cosy dual aspect room with feature bay window incorporating a window seat overlooking the front with a further window overlooking the side. Character brick fireplace with wood burning stove.

Dining Room

A dual aspect room with original tiled fireplace, serving hatch and storage cabinets.

Kitchen/breakfast room

Fitted range of base and wall mounted units, work surface extending to incorporate double bowl sink unit which is conveniently positioned with an outlook to the rear garden. Space for appliances, integrated fridge freezer and a recess having space for oven and hob. There is a good size pantry with fitted shelving. Door affording access to both the laundry room, ground floor cloakroom and access to the rear garden.

The first floor landing is via a split staircase turn, with recessed window and deep display sill.

Bedroom One

A dual aspect room with fitted original wardrobes, matching floor cabinets and tiled period fireplace. Front southerly aspect window.

Bedroom Two

A dual aspect room with fitted original wardrobe, period fireplace and basket. Front southerly aspect window.

Bedroom Three

The triangular bay window allows extra light taking advantage of the southerly access. Original fitted wardrobes and fireplace.

Bedroom Four

Single fitted original wardrobe, period fireplace with cast iron inset. window overlooking the rear garden.

Outside

Front and side gardens.

Set elevated to the road with two long established boundary hedgerows acting as a privacy screen to the lawned area. From Blatchington Hill, vehicle access is initially via Glebe Drive, then a shared drive. There is footpath access from Blatchington Hill also.

The rear garden is partly laid to lawn with a good size paved patio, and enjoying a good degree of privacy with a variety of shrubs and trees. There is a summerhouse and timber constructed workshop.

Garage and parking.

There is space for two vehicles, together with a garage with electric up and over door.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating:



DISCLAIMER

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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