



FIELD COTTAGE,
59, BELGRAVE ROAD,
EAST BLATCHINGTON,
SEAFORD, EAST
SUSSEX BN25 2HE

FREEHOLD





Taylor Engley are proud to offer to the market this DELIGHTFUL 17th CENTURY PERIOD PROPERTY located in one of the finest residential area's in Seaford, East Blatchington. Ideally situated in the middle of its grounds which are approximately half an acre, Field Cottage is a beautiful grade II listed home which began its life as 3 cottages and has been excellently adapted to become a spacious family home. The charm and character has been delicately retained and expertly maintained, whilst having been sympathetically extended making it ideal for modern living. The property boasts five bedrooms and three reception rooms, a modern kitchen/breakfast room, 2 bathrooms, en-suite shower room and ground floor w/c. There is also a useful cellar and detached garage currently arranged as a studio. Field cottage really does boast a wonderful sense of history.





Upon entering through the double gates and stone pillars, a meandering gravelled driveway leads to the house where ample parking and the garage/studio can be found. The house, which is barely visible from the road, is understood to have been owned and redesigned by the renowned local architect Alwyn Underdown in the 1930's. The accommodation is incredibly versatile, having a selection of reception rooms and bedrooms, all of which have exposed beams and a wealth of oak joinery. There is also parquet flooring to the majority of the ground floor as well as several impressive fireplaces. The luxuriously appointed kitchen with underfloor heating forms part of the extension as does the wonderful master bedroom with ample fitted wardrobes and its en-suite shower room. Two further bathrooms can be found upstairs whilst a combined w/c and utility room is located on the ground floor. The secluded gardens are a particular feature and can be found on all sides of the house boasting flint walls, large areas of lawn, brick paved paths leading to secret area's of garden, a water feature, pergola and a sandstone patio. The garage/studio is considered to offer potential for conversion to a dwelling (subject to the required consents). Seaford town centre with its mainline railway station and its shopping facilities is situated just over half a mile distant.

Entrance Hall

Tiled floor leading to Parquet flooring, two radiators, ornate alcove, door opening to drawing room.

Drawing Room 20'11 x 19 (6.38m x 5.79m)

Inglenook fireplace, Parquet flooring, three radiators, triple aspect to front, side and rear.

Dining Room 16'3 x 12'11 (4.95m x 3.94m)

Impressive Inglenook fireplace, open storage area, window to rear, door opening to lobby, leading to kitchen.

Snug 18'7 x 12'3 (5.66m x 3.73m)

Wood burner, understairs cupboard, hatch to cellar, window to side, engineered oak flooring with underfloor heating. Opening to kitchen/breakfast room.

Kitchen/Breakfast 21' x 20'6 (6.40m x 6.25m)

A tasteful contemporary selection of eye and base level units, work surface with stainless steel sink unit, additional polished Granite work surface with sink unit with boiling water and filtered water tap, integrated double oven, induction hob with extractor fan over, integrated fridge freezer, space for dishwasher. Door opening to lobby leading to dining room, stone floor with underfloor heating, doors opening to rear and side garden.

W/C and Utility Room

Low level wc, wash hand basin in vanity unit with drawers, space and plumbing for washing machine and tumble dryer, radiator, window to front.

Cellar 11'5 x 8'5 (3.48m x 2.57m)

Accessible from the snug.

Stairs rising from entrance hall to:

First Floor Landing

Bedroom 1 15'7 x 13'3 (4.75m x 4.04m)

Having a wall of fitted wardrobes, two radiators, Velux windows to rear and side. Opening to en-suite.

En-suite Shower Room

White suite comprising central shower cubicle with 'his' and 'hers' wc's and wash hand basins in vanity units, underfloor heating, Velux windows.

Bedroom 2 14'5 x 14'5 (4.39m x 4.39m)

Original fireplace, two radiators, fitted cupboards, window to front.

Bedroom 3 15'3 x 10'5 (4.65m x 3.18m)

Fitted cupboards, window to front.

Bedroom 4 17' x 8'1 (5.18m x 2.46m)

Having the original fireplace, fitted cupboards, window to front.

Bedroom 5 14'10 x 8'7 (4.52m x 2.62m)

Original fireplace, windows to side and front, radiator.

Bathroom 1

White suite comprising bath with shower over, 'his' and 'hers' wash hand basins in vanity units, low level wc, bidet, window to rear, radiator.

Bathroom 2

White suite comprising bath with mixer tap and shower attachment, low level wc, wash hand basin in vanity unit, window to side.

Garage/Studio 21'9 x 13'10 (6.63m x 4.22m)

Currently being used as an Artist's Studio with oak doors and a upvc sliding door - although it could be re-instated to a garage, if desired.

COUNCIL TAX BAND:

Council Tax Band - 'G' Lewes District Council - £3,606.66 until March 2022.

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

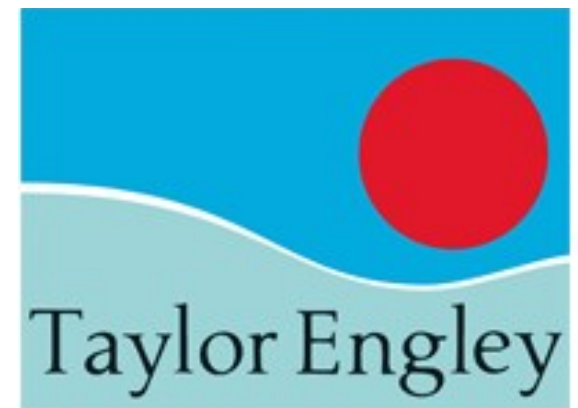




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OPENING HOURS: 8:45 am – 5:45 pm weekdays 9 am – 5:30 pm Saturdays

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