



The Old Rectory, Blatchington Hill, Seaford, East Sussex

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

The Old Rectory, Blatchington Hill, Seaford East Sussex, BN25 2AL

An elegant, three-storey Grade II Listed residence with charming walled gardens and garaging with office or annexe potential, all within easy reach of the town, countryside and seafront

Seaford railway station 0.6 mile, Seaford seafront 0.8 mile, Newhaven Ferry Port 3.5 miles, A27 8 miles, Eastbourne 9.3 miles, Lewes 11 miles, Brighton 12.6 miles | EPC Rating E

Reception hall | Drawing room | Dining room
Garden room | Kitchen/breakfast room |
Pantry Utility | Boot room | Cloakroom | Cellar
Principal bedroom with en suite dressing room with access to balcony | Bedroom 2 | Large bathroom with roll top bath and shower | 3 further bedrooms | Study | Family bathroom
Double garage with cloakroom, large office and annexe potential | Storage | Shed | Greenhouse
Stunning mature gardens of 0.39 of an acre

The property

This Georgian House, with later Victorian additions, is a beautiful, white rendered property which strikes a stylish balance between the past and the present. Character features include sash windows, an iron veranda with ornate fretwork, high ceilinged rooms, picture rails and feature fireplaces, with just over 3500 sq. ft of beautifully presented, light-filled living. The mellow hues of wood-floor covering in the generous reception hall extend into a drawing room with French doors affording views and access to the garden. On the opposite side of the reception hall, a formal dining room provides a setting to host family and friends with a door leading through to the kitchen/breakfast room. With its rustic brick floor, the kitchen has a Vintage blue Aga at its heart and Shaker-style cabinetry, marble and wood work surfaces and a Belfast sink. Ancillary space is provided by a

utility, a cloakroom, a pantry and a boot room, which links to a pretty garden room where a door connects to the terrace extending the living environment to the outside.

The first floor offers a luxurious principal bedroom with en suite dressing room/bedroom 6 with access to the stunning ornate balcony, and a second bedroom that also links to the large bathroom with roll top bath and shower. On the second floor, there are three further bedrooms, and a study, as well as a stylish family bathroom with wall-panelling and a freestanding bath. The second floors benefits from delightful views of Seaford Head.

Outside

A high-level stone wall fronts the road with timber gates giving access onto a gravelled driveway which provides parking and leads to the impressive garaging and formal entrance to the large home office. The gardens afford a delightful, secluded outdoor setting which is beautifully maintained and aesthetically designed. Features include stone walls, a large parterre vegetable garden, areas of lawn with pathways, mature trees and borders filled with a wonderful collection of architectural, colourful and fragrant shrubs and plants. To the rear a raised, paved terrace with direct access from the garden room offers opportunities for outdoor dining and relaxation whilst enjoying the pleasing outlook over the garden, in total, 0.39 of an acre.

Location

Located in the East Blatchington conservation area, the property is within striking distance of The South Downs National Park, and close to the renowned Rathfinney Vineyard, Cuckmere Valley, Seven Sisters and Seaford Head. The town centre is close by with it's range of amenities, whilst Alfriston is a short drive away as is Glyndebourne and Charleston. Seaford has a mainline train station with services to London Victoria and Brighton. For road-users there is easy access to the A259, the A26/A27 for journeys to Eastbourne, Brighton and Lewes.













Floorplans
 House internal area 3,541 sq ft (329 sq m)
 Garage internal area 307 sq ft (29 sq m)
 Office internal area 478 sq ft (45 sq m)
 Garden House & Shed internal area 172 sq ft (16 sq m)
 Balcony external area 130 sq ft (12 sq m)
 Total internal area 4,498 sq ft (418 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From the A27, take the exit for the A26 and follow the road for approx. 4.4 miles, then left turn to join the B2109. At the roundabout take the exit to join the A259. Turn left onto Beacon Road and at the junction turn right onto Carlton Road, then left turn to join Belgrave Road. At the roundabout exit onto Blatchington Hill where the property will be found on the right.

General

Local Authority:

Lewes District Council, Tel: 0800 023 7080
 East Sussex County Council, Tel: 0345 608 0190
Services: All mains services. Gas fired central heating and oil-fired AGA

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,950,000

Lewes

201 High Street, Lewes, East Sussex, BN7 2NR

01273 475 411

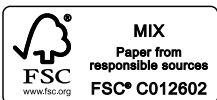
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