



Blatchington Hill

Seaford

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Elegant Georgian and Victorian Home

This exquisite Georgian residence, enhanced by later Victorian additions, is a white-rendered masterpiece that seamlessly blends historic charm with contemporary elegance. Boasting over 3,500 sq. ft. of beautifully presented, light-filled living space, the property features an array of character details, including sash windows, an ornate iron veranda, high ceilings, picture rails, and stunning feature fireplaces.

The generous reception hall welcomes you with warm wood flooring that flows into the inviting drawing room, where French doors offer views and access to the serene garden. Across the hall, the formal dining room provides a refined setting for entertaining, leading directly to the kitchen/breakfast room. This charming space, with its rustic brick floor, is anchored by a vintage blue Aga and complemented by Shaker-style cabinetry, marble and wood worktops, and a Belfast sink. Additional practical spaces include a utility room, cloakroom, pantry, and boot room. A delightful garden room, accessible from the boot room, connects seamlessly to the outdoor terrace, extending the living area into the garden.

Upstairs, the first floor features a luxurious principal bedroom with an en suite dressing room (or optional sixth bedroom) and access to a striking ornate balcony. A second spacious bedroom on this floor links to a large bathroom featuring a roll-top bath and a separate shower. The second floor offers three additional bedrooms, a study, and a stylish family bathroom with wall paneling and a freestanding bath. From this level, captivating views of Seaford Head can be enjoyed.

The property is set back from the road behind a high stone wall and timber gates, leading to a gravel driveway that provides ample parking and access to impressive garaging and a dedicated home office. The gardens, meticulously maintained and thoughtfully designed, offer a tranquil retreat with stone walls, a parterre vegetable garden, manicured lawns, mature trees, and vibrant, fragrant borders. A raised paved terrace at the rear provides a perfect spot for al fresco dining while overlooking the delightful 0.39-acre grounds. Nestled within the East Blatchington conservation area, this property is ideally located just a short walk from the South Downs National Park and near renowned landmarks such as Rathfinney Vineyard, Cuckmere Valley, Seven Sisters, and Seaford Head. The town center, with its range of amenities, is nearby, and the charming villages of Alfriston, Glyndebourne, and Charleston are just a short drive away. Commuting is convenient with Seaford's mainline train station offering services to London Victoria and Brighton, while excellent road links via the A259, A26, and A27 connect to Eastbourne, Brighton, and Lewes.

This home represents a rare opportunity to own a distinctive property in a highly sought-after location, offering timeless elegance and modern comfort.

 **Asking Price** £1,750,000

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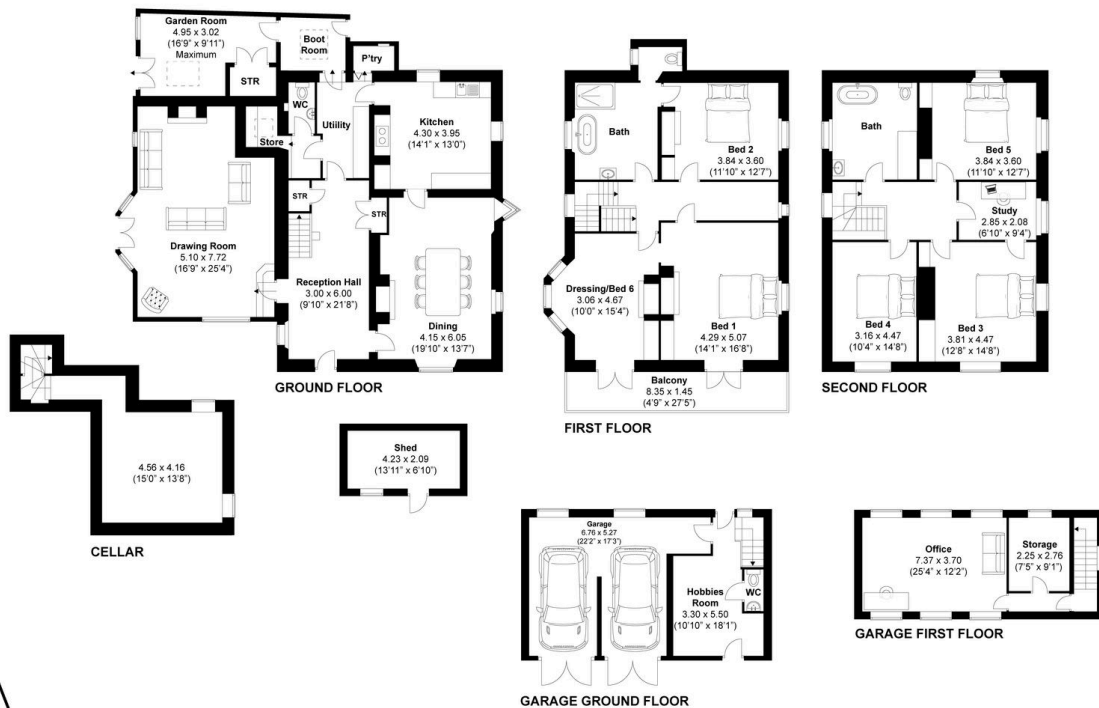


TOTAL FLOOR AREA: 4475 sqft

Blatchington Hill, Seaford

Approximately 416 sqm (4475 sqft)

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Disclaimer:
The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.



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