



10 Blatchington Hill, Seaford, East Sussex

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10 Blatchington Hill, Seaford, East Sussex BN25 2AH

A magnificent renovated and extended detached house, beautifully appointed, with luxury accommodation, Swim Spa, gym and outbuildings in fully landscaped gardens in a sought-after location within walking distance of Seaford town centre

Seaford town centre 0.4 miles, Eastbourne 8.5 miles, Lewes 11.0 miles, Lewes mainline station 11.2 miles (1 hour 10 minutes to London Bridge), M23 (Jct 11) 34 miles, Gatwick Airport 41 miles

Entrance hall | Drawing room | Sitting room
Dining room | Kitchen/dining room | Cloakroom
Snug | Principal bedroom with dressing room,
en suite shower room & mezzanine level | 4
Further bedrooms, 1 en suite with dressing room
Family bathroom | Gym | Swim Spa with sauna
& shower facilities | Covered/outdoor kitchen
Garden office | 2 garages with storage above
Gardens | CCTV | EV chargers | EPC rating TBC

The property

10 Blatchington Hill is an impressive detached home, offering more than 4,000 sq. ft of beautifully appointed accommodation, including five bedrooms and light, spacious reception rooms. The split level main panelled reception room is 39ft with wood effect 'Versailles' tiled flooring, exposed timber beams, fireplace with pellet stove and full-height windows with French doors opening onto the garden. The ground floor also has a formal dining room and a reception room with wooden parquet flooring and a grand fireplace, fitted with a log burner. The large, social kitchen has a part-vaulted ceiling and full-height windows, creating a feeling of space and light, shaker-style fitted kitchen units, a stainless steel 'Smeg' range cooker, granite worktops and space for a dining table. A compact staircase leads from

the kitchen to a 'snug' or library that offers delightful views over the garden. Upstairs, the central staircase leads to four well-presented bedrooms, including one with its own dressing room and en suite shower room. The family bathroom benefits from both a shower and a cast roll top bathtub, full wall mirrors and a glazed wall with views onto the library. A second staircase leads to the luxury principal bedroom, private balcony and an en suite shower room. There is also a dressing room, and an oak staircase to a mezzanine level used for further clothes storage. Beneath the lounge and connected via the same stairs as the principle bedroom, there is a 538 sq ft home gym with feature RGB lighting and fans – offering either a home cinema/gym/games room facility.

Outside

Set in a stunning landscaped garden and features various outbuildings, including a magnificent home spa and outdoor kitchen, housing an indoor 'Wellis' counter current swim spa/hot-tub, a sauna and toilet/shower facilities, while the covered dining area includes a food preparation area with built-in barbecue. There is also a garden office, and oak garage with storage above. To the front of the property, a second 'sunken' garage with vehicle access of Blatchington Hill, and an internal stair well to the property's grounds, providing security and access, with storage above. The grounds provide vehicle access from both the front and the rear, offering enclosed off road parking for five cars. The fully landscaped gardens include paved pathways, and patio areas for al fresco dining. Artificial lawns, box hedging, white rendered garden planters and pond, attractive beds with various shrubs, garden features, all providing peaceful and low maintenance grounds.

Location

Seaford has a variety of amenities, including train station, pubs, restaurants and cafés, with several supermarkets. Connections to larger towns in the area, via the A27, provide routes to Brighton, Eastbourne, and the towns of Lewes and Alfriston.







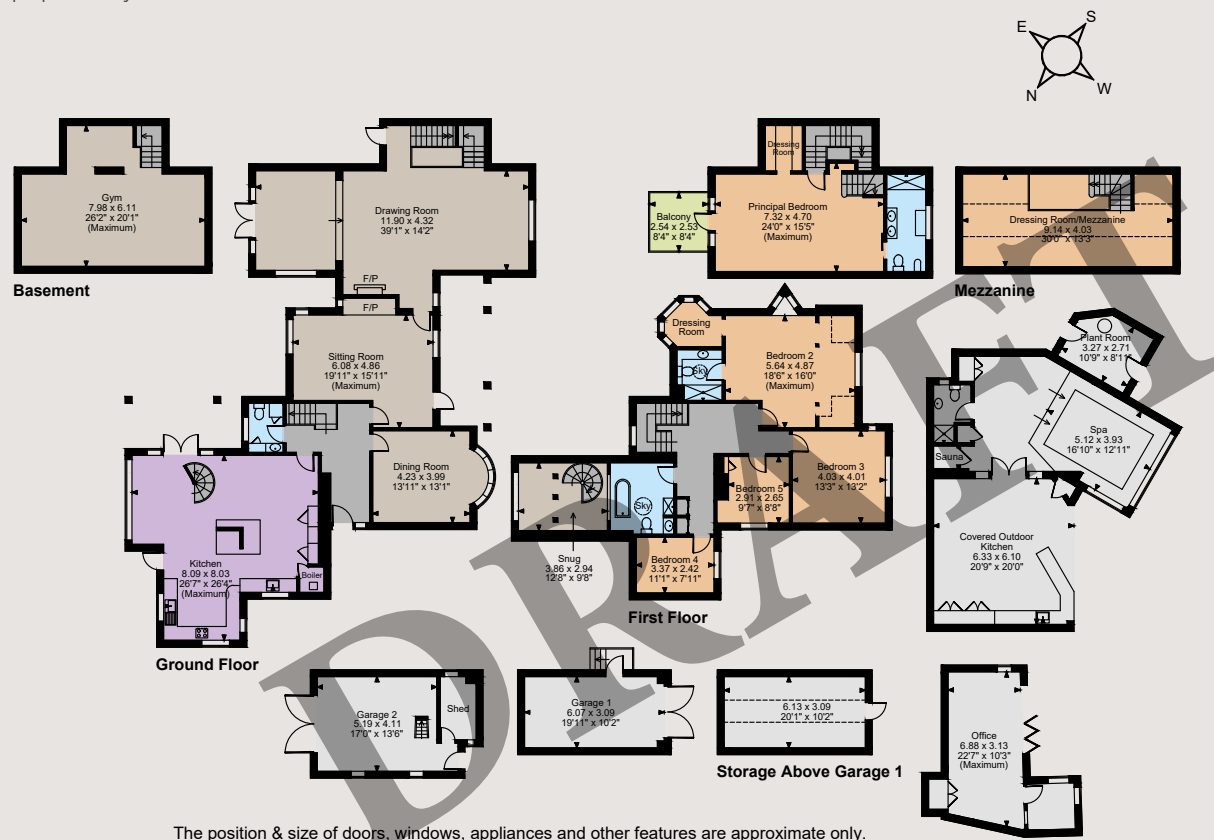






Floorplans

House internal area 4,168 sq ft (387 sq m)
 Garages & Shed internal area 555 sq ft (52 sq m)
 Outbuildings internal area 1,291 sq ft (120 sq m)
 Balcony external area 69 sq ft (6 sq m)
 Total internal area 6,014 sq ft (559 sq m)
 For identification purposes only.



Directions

what3words: ///bright.affirming.spare

General

Local Authority: Lewes District Council
Services: All mains services
Council Tax: Band F
Tenure: Freehold
Guide Price: £1,750,000

Lewes

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Over 50 offices across England and Scotland,
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