



MALVERN HOUSE, ALFRISTON ROAD, SEAFORD, EAST SUSSEX, BN25 3QG

**£660,000**

A substantial detached house set back from the Alfriston Road within easy reach of a parade of local shops, the Seven Sisters public house, Downs Leisure Centre and bus routes.

Seaford town centre with its range of shops, restaurants, railway station and seafront is approximately a mile and a quarter distant.

The versatile accommodation comprises four/five bedrooms (three with en suite facilities), sitting room, dining room, kitchen, separate utility, family room/bedroom five, study and family bathroom. There is a detached garage and parking for several vehicles.

The property was built in the late 1940s and extended at a later date. Offering versatile accommodation to suit a variety of purposes, it was formerly the house of the headmaster of St Peter's School and is currently operating as a Bed and Breakfast concern.

- SUBSTANTIAL DETACHED HOUSE
- FOUR/FIVE BEDROOMS
- SITTING ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- FAMILY ROOM/BEDROOM FIVE
- CLOAKROOM
- FOUR FIRST FLOOR BEDROOMS (3 WITH EN SUITE FACILITIES)
- FAMILY BATHROOM
- GARAGE AND OFF ROAD PARKING FOR SEVERAL VEHICLES
- GARDEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING







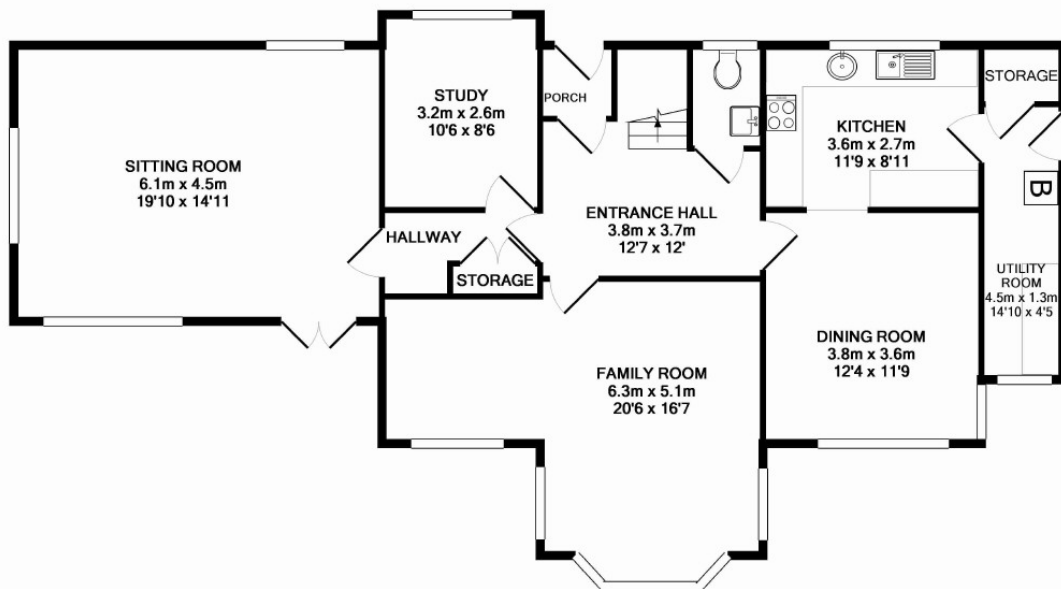
1ST FLOOR  
APPROX. FLOOR  
AREA 96.4 SQ.M.  
(1038 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 108.4 SQ.M.  
(1167 SQ.FT.)

MALVERN HOUSE ALFRISTON ROAD SEAFORD  
TOTAL APPROX. FLOOR AREA 204.8 SQ.M. (2205 SQ.FT.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Ground Floor

Double glazed door to:-

ENTRANCE LOBBY

Storage cupboard. Door to:-

ENTRANCE HALL

Radiator. Staircase to first floor.

CLOAKROOM

Low suite W.C. Wash hand basin. Double glazed window. Door to inner hallway.

DOUBLE ASPECT DINING ROOM

Double glazed windows to side and rear. Radiator. Opening into:-  
REFITTED KITCHEN

Fitted range of base units and matching wall cupboards. Work tops with inset sink unit and drainer, separate hand wash bowl and inset electric hob. Integrated dishwasher. Housing unit for gas double oven/grill. Double glazed window. Tiled walls. Door to:-  
UTILITY/LAUNDRY ROOM

Wall mounted Glow-worm gas fired boiler. Work top, cupboards and appliance spaces. Radiator. Double glazed side window and trades door. Walk-in pantry with shelving and double glazed window.

INNER HALLWAY

Full height shelving and double storage cupboard.

STUDY/OFFICE

Built-in storage with electric meter. Radiator. Double glazed window.

TRIPLE ASPECT SITTING ROOM

Double glazed windows to front, side and rear and double doors to rear garden. Two radiators.

TRIPLE ASPECT FAMILY ROOM

Accessed from entrance hall and currently arranged as a bed-sitting studio room. Double glazed windows and casement door to garden. Two radiators. Attractive brick fireplace.

## First Floor

LANDING

Double glazed window. Radiator. Walk-in store cupboard.

MASTER BEDROOM SUITE

ENTRANCE HALL Hatch to loft and linen cupboard housing solar hot water storage tank

DOUBLE ASPECT BEDROOM Radiator and double glazed side windows BATHROOM White suite comprising bath with shower unit above, pedestal wash basin, heated towel rails, part-tiled walls and tiled floor, double glazed window SEPARATE W.C. Low suite W.C., corner wash basin and double glazed window.

DOUBLE ASPECT BEDROOM TWO

Fitted range of furniture comprising wardrobes, chests of drawers, over-bed storage and shelves. Hatch to loft. Double glazed side and rear windows. Door to EN SUITE SHOWER ROOM comprising Corner tiled cubicle, low suite W.C., pedestal wash basin, tiled floor, extractor fan and ladder style radiator.

TRIPLE ASPECT BEDROOM THREE

Double glazed side and rear windows. Radiator. Pedestal wash basin. Door to EN SUITE with tiled shower cubicle, low suite W.C., extractor fan, part-tiled walls and tiled floor.

DOUBLE ASPECT BEDROOM FOUR

Radiator. Vanity cupboard with inset wash hand basin. Double glazed side and rear windows. SPACIOUS FAMILY BATHROOM

White suite comprising panelled bath with shower unit above, pedestal wash basin and low suite W.C. Heated towel rail. Radiator. Part-tiled walls. Double glazed window.

## Outside

There is a private driveway from the Alfriston Road which is shared with the neighbouring property and leads to a five-bar gated entrance to Malvern House.

FRONT GARDEN

Laid to gravel and offering parking for numerous vehicles. Detached Garage.

REAR GARDEN

Laid to lawn, established shrubs and trees. Paved path and terrace adjoining the property. Fence enclosed.





## COUNCIL TAX BAND

Local Authority: Lewes District  
Council. Tax Band: F

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating D.  
Environmental Impact Rating E.

## DISCLAIMER

Money Laundering Regulations 2007: 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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EST. 2004