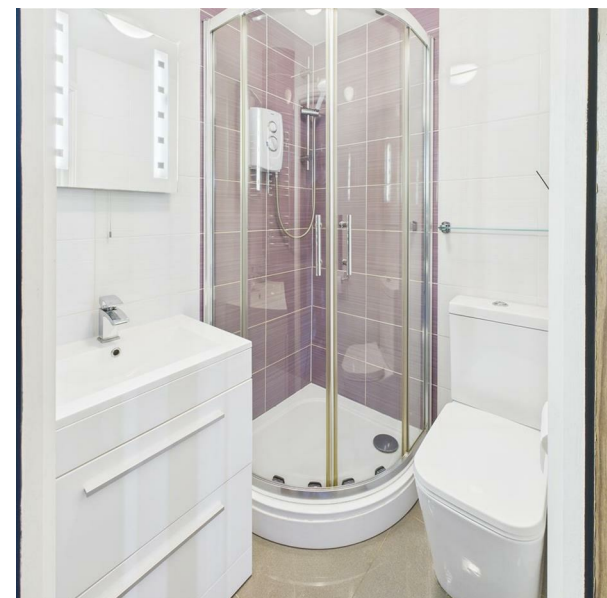


**The Annexe, Eastbourne Road, Seaford, BN25 4BB**

**Asking Price £165,000**

**Council Tax Band:**

**OL**  
**Open House**  
estate agents





This delightful FREEHOLD cottage style annexe presents an exceptional opportunity for those seeking a stunning bijou residence. With one well-appointed reception room, one comfortable bedroom, and a modern bathroom, this property is perfect for individuals or couples looking for a serene retreat.

The property is in excellent decorative order, allowing you to move in without the need for immediate renovations. The interior boasts a warm and inviting atmosphere, making it an ideal first time buyer or someone looking to purchase a second home. The layout is thoughtfully designed to maximise space and comfort, ensuring a pleasant living experience.

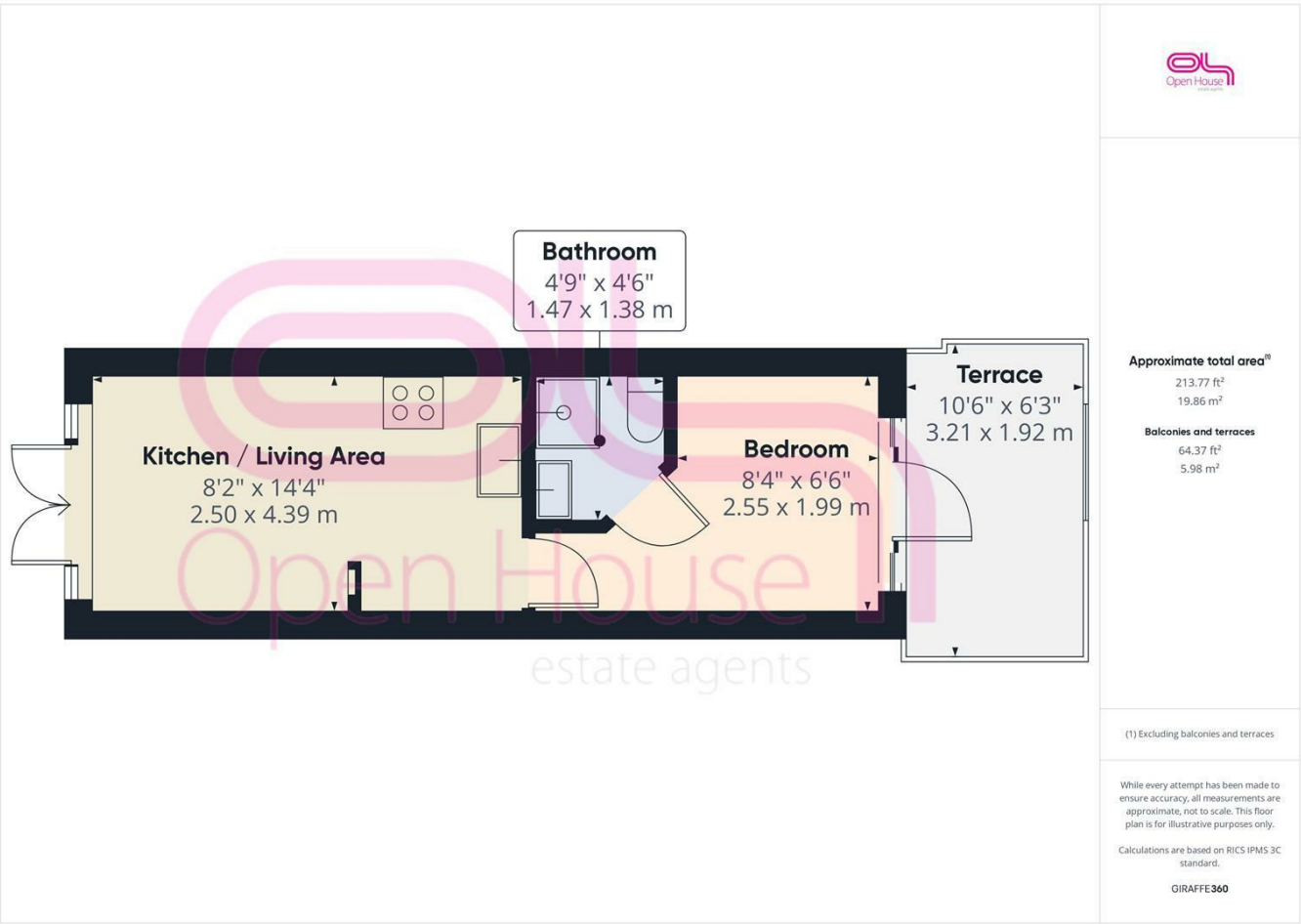
One of the standout features of this property is the beautiful gardens that surround it. These outdoor spaces provide a tranquil setting for relaxation or entertaining guests, enhancing the overall appeal of the home. Whether you enjoy gardening or simply wish to bask in the sun, the gardens offer a perfect escape.

As a completely freehold property, you will have full ownership and control, providing peace of mind for your investment. With vacant possession available, you can move in at your convenience, making this an attractive option for those ready to settle down.

In summary, this charming property in Seaford is a wonderful opportunity for anyone looking to enjoy the best of Seaford living.



206 South Coast Road, Peacehaven, East  
Sussex, BN10 8JP  
01273 830 987  
bnsales@localagent.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	