



Warrick House
49 Firle Road | Seaford | East Sussex | BN25 2HU

EXCEPTIONALLY FINISHED, NEW BUILD FOUR BEDROOM FAMILY HOME WITH GARAGE, OFF STREET PARKING AND 10YEAR NEWBUILD GUARANTEE.

Built with a strong commitment to traditional craftsmanship but for modern day living Warrick House is a truly exceptional home where sustainable modern living meets timeless heritage. Developed with a strong commitment to sustainability and contemporary design, Warrick House also pays homage to the property's long history. Named in memory of the Warrick sisters, who lived at the original home from the 1920s, this newly built residence is a tribute to their story.

Traditional cornicing, skirting, and architrave add a distinctive character. At the same time, modern features such as the energy-efficient Mitsubishi Ecodan air source heat pump provide sustainable heating and year-round comfort. The home benefits from a 10-year new build guarantee, a fully comprehensive home user manual and a dedicated aftercare service.

Perfectly positioned on Seaford's highly desirable south side of Firle Road, Warrick House immediately impresses with its elegant exterior. A blend of brick and rendered finishes beneath a traditional clay tile roof creates timeless curb appeal. The home is approached via a sweeping driveway set within beautifully landscaped front gardens, leading to a striking oak entrance porch.

Inside, a spacious double-height entrance hall sets a grand tone. Double doors draw you through to the heart of the home, an expansive open-plan kitchen and dining area that opens seamlessly to the terrace and garden.

The kitchen is a culinary enthusiast's dream. Traditional in-frame units are paired with high-end German appliances, including a wine cooler and a Franke instant boiling water tap. Abundant Silestone worktops provide ample space for preparing family meals and hosting dinner parties in style. A separate utility room complements the beauty of the main kitchen.

With a clear focus on craftsmanship, the home is fitted with bespoke double-glazed timber doors and windows and classic interior doors featuring heritage-style polished chrome ironmongery. The living room boasts a beautiful feature fireplace and an Eco-design, DEFRA-approved wood-burning stove. Double doors allow for versatile living; Keep them open for flow or closed for cosy nights in. A second reception room offers flexibility and can serve as a snug, playroom, office, or fifth bedroom.

Upstairs, four generously proportioned bedrooms await. Two feature their own ensuite bathrooms, while a spacious family bathroom offers a sanctuary for relaxation. The master suite is particularly impressive, featuring a large dressing room and a luxurious ensuite with a free-standing bath, twin washbasins and a separate shower as well as a private balcony with far reaching views towards the sea.

***Some images have been virtually staged for illustrative purposes.









The rear garden is a haven of tranquillity, with a large private lawn and a high-quality Porcelain terrace by London Stone, ideal for outdoor dining, children's play, or simply enjoying the peaceful surroundings. The property also offers a garage and ample off-street parking.

Seaford is renowned for its natural beauty, nestled between rolling hills and offering sweeping views of the English Channel. With its long pebble beach and scenic seafront promenade, it's a paradise for coastal living. Swimming, sailing, kayaking, and leisurely beach walks are all within easy reach.

Despite its peaceful setting, Seaford offers excellent transport links. The town has its own railway station with regular services to Brighton, Lewes, and London – making it ideal for commuters.

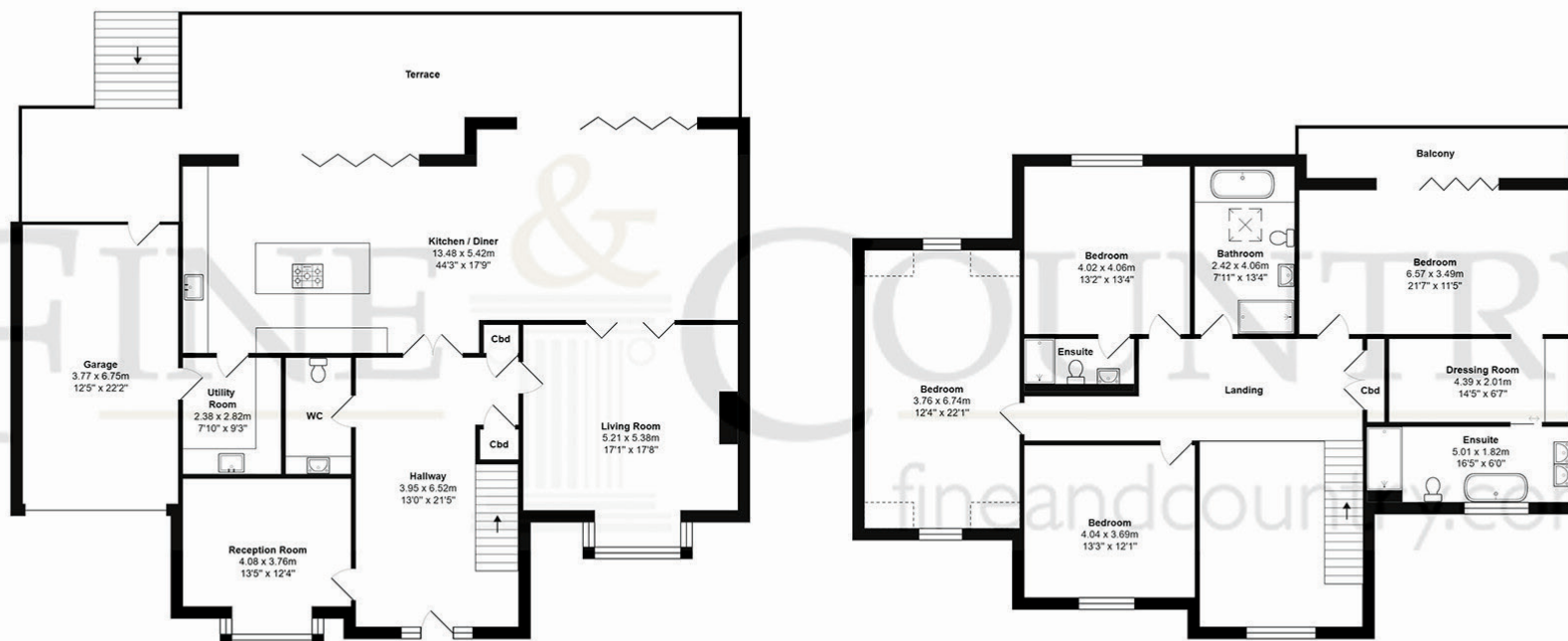
Steeped in history dating back to Roman times, Seaford features notable landmarks such as the 14th-century church of St Leonard's and an Iron Age fort and Roman burial ground at Seaford Head, a nationally significant chalk downland area.

Nature lovers will enjoy easy access to the South Downs Way, a long-distance footpath stretching from Winchester to Eastbourne. Just 700 metres from the property lies the historic and prestigious Seaford Golf Club – a celebrated downland course locally known as Seaford Blatchington.

Seaford is known for its friendly community, making it an ideal location for families and retirees alike. A wide range of community events and activities take place throughout the year. All four primary schools in the town are rated 'Good', while Seaford Head Senior School has been rated 'Outstanding' in its most recent inspection. In addition, the town is well placed for access to a range of private schools, offering families flexibility and choice.

- EXCEPTIONAL FINISH THROUGHOUT
- 10 YEAR NEW BUILD GUARANTEE
- LUXURY CP HART DESIGNED BATHROOMS
- POPULAR SEAFORD LOCATION
- TRADITIONAL STYLINGS
- AIR SOURCE HEAT PUMP HEATING
- BESPOKE TIMBER DOORS AND WINDOWS
- GARAGE AND OFF-STREET PARKING
- 3,272 SQ FT
- GATED ENTRANCE





Total Area: 304.2 m² ... 3274 ft² (excluding balcony, terrace)

All measurements are approximate and for display purposes only.

EPC Pending
Tenure: Freehold
Council Tax Band: G

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