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**Steyne Road
Seaford**

Offers in the region of £425,000



Steyne House is a large and versatile double fronted Grade II listed period property located in 'old Seaford' town within a very short walk of the unspoilt seafront and town centre. Freehold, link- detached and in need of repair.

The accommodation is arranged over three floors (plus cellarage) and offers flexible living for a large family or possible business/living opportunities. Part of the property was recently used as a complementary therapy practice and formerly as an antique shop with showrooms and direct access onto Steyne Road. Outside you will find an established private rear courtyard garden with access onto South Street.

The house retains many original features including the staircase balustrade, internal joinery and doors, with further scope to improve/refurbish.

The current layout offers three ground floor reception rooms, a kitchen, bathroom, separate WC and access to 2 cellars. The first floor has a study/dressing room, 4 bedrooms (2 currently used as a sitting room & utility room), bathroom with a separate WC. The second floor has three attractive dormer windowed attic spaces (two currently used as bedrooms).

Seaford offers frequent coastal buses between Eastbourne and Brighton and beyond and trains to Newhaven port, Lewes, Brighton, Gatwick and London (Victoria 90 mins) and a wide range of shopping facilities and useful resources including schools for all age groups. There are numerous cafes and restaurants with further leisure opportunities. Cliff top walks towards Seaford Head Nature reserve reveal the iconic view of the seven Sisters, with close proximity to the Cuckmere valley, set within the South Downs National Park.



TOTAL AREA: APPROX. 248.2 SQ. METRES (2571.9 SQ. FEET)

Measured to the standards as described by the RICS code of measuring practice
For identification purposes only, do not scale. Compass orientation approximate
Floorplan Created by Trust Property Services, www.trustpropertyservices.co.uk