

4  
BED

Stones Throw From The Beach!  
Enborne House, Richmond Road, SEAFORD, BN25 1DN



## localknowledge...

Located in the heart of Seaford town centre and being within easy walking distance of shops, pubs, restaurants and the Esplanade and beach. Seaford train station with links to Gatwick/London Victoria, along with a regular bus service to Brighton/Eastbourne are close to hand.

## moreinfo...

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## inbrief...

This attractive town centre property, dating back to c1881 constructed in the traditional Sussex pebble and flint style has spacious accommodation over three floors and comprises 4 double bedrooms, lounge, dining room, kitchen/breakfast room, family bathroom, 2 en-suite shower rooms and south facing courtyard garden.

<b>Style:</b>	Town Centre Property
<b>Bedrooms:</b>	4 Double Bedrooms
<b>Reception rooms:</b>	Lounge and Dining Room
<b>Area:</b>	116.4 SQ M/1252.4 SQ FT
<b>Outside:</b>	South Aspect Courtyard
<b>Parking:</b>	On Street Parking
<b>Energy rating:</b>	D
<b>Council Tax Band:</b>	D

## moredetail...

This charming town centre property has attractive flint and pebble elevations in the traditional Sussex style, and has been sympathetically updated by the current owners to an exceptionally high standard, whilst still retaining many of the original features.

having spacious accommodation arranged over three floors and benefits to include gas central heating with modern boiler, double glazed windows, along with plastic fascias, soffits and guttering for a low maintenance exterior.

As you enter the property the spacious reception area has stairs to the first floor, under stair storage and cloakroom/WC. Double doors lead to the dual aspect lounge with feature log burner and shelving to the alcoves. There are double doors which open onto the south facing courtyard.

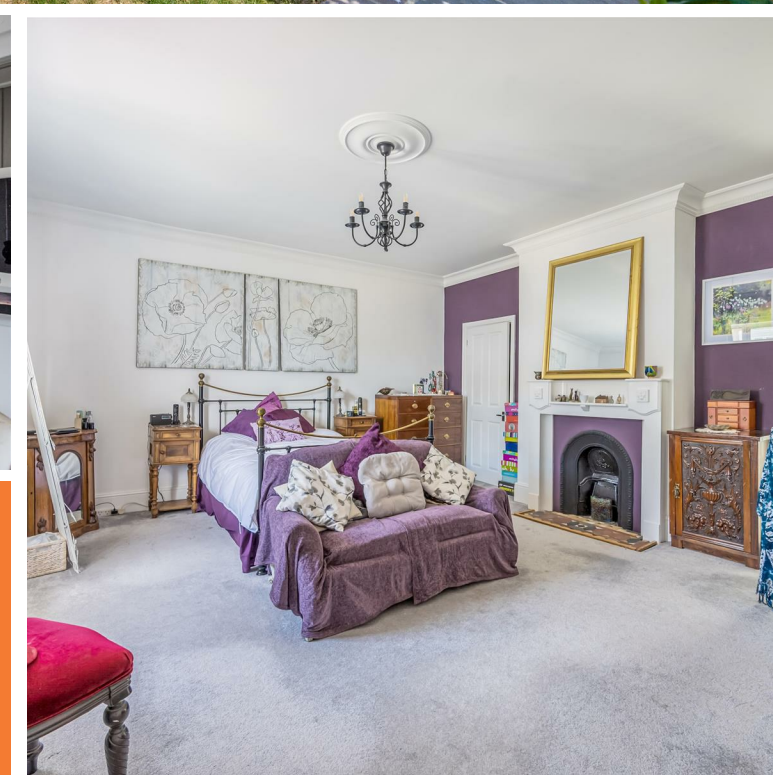
The separate dining room has an attractive fireplace with brass and tile details, large south aspect window and serving hatch. Adjacent to this is the kitchen/breakfast room which has a good range of wall/base units in a modern high gloss finish, complemented by granite working surface with inset twin bowl sink, 'Belling' range cooker, space for dish washer and fridge/freezer, whilst there is a door to the courtyard garden. The first floor landing gives access to the family bathroom with free standing roll top bath and utility space for washing machine/tumble dryer.

There are two bedrooms on the floor with a particular feature being the master bedroom suite with walk-in wardrobe and en-suite shower room, having a double glass shower cubicle. The guest bedroom also has the advantage of an en-suite shower room/WC.

On the second floor landing there is access to eves cupboards and two further bedrooms. Bedroom 4 has views of the sea and 'Salts' recreation ground and gives access to a walk in attic space which houses the 'Worcester' boiler and pressurised water system. Outside the attractive wall enclosed courtyard has a south aspect, sandstone paving, raised flower borders and side gate to Richmond Road.

## What the owner says...

"We love the convenience of being just a short walk to the beach, train station and buses".



to book a viewing on this property or for further information please call the Seaford office on 01323 898666.



## Bear in mind...

The sellers have seen a property that they wish to buy that would be sold as vacant possession.