

## 54 The Old Stable, BN25 2JX

Approximate Gross Internal Floor Area = 163.4 sq m / 1759 sq ft

Garage Area = 33.6 sq m / 362 sq ft

Total Area = 197.0 sq m / 2121 sq ft

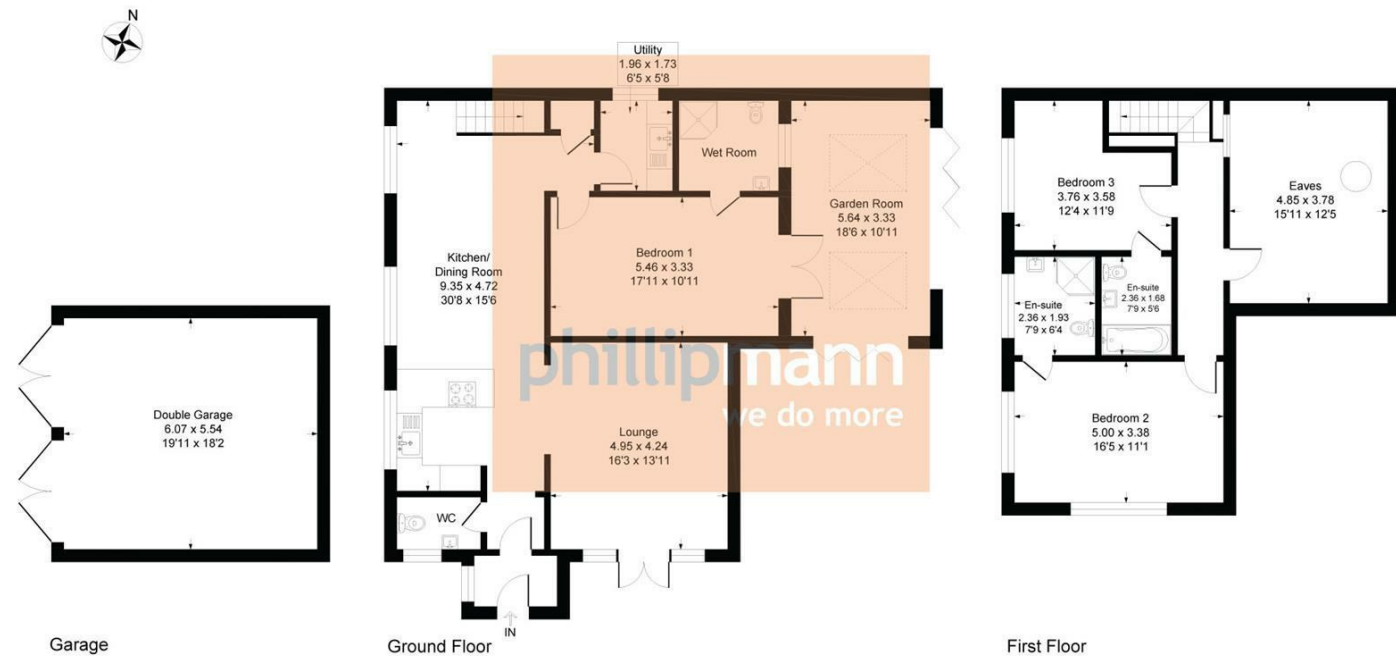


Illustration for identification purposes only, measurements are approximate, not to scale

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Unique Detached House in Secluded Gardens  
54 The Old Stable, Beacon Drive, Seaford, BN25 2JX



## localknowledge...

The property is situated close to countryside, local shop and bus services on the western side of Seaford. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.

## moreinfo...

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inbrief...

A unique detached property located in the East Blatchington area of town and standing in secluded south/east aspect gardens. The accommodation comprises 3 double bedrooms all with en-suite, open plan lounge/dining and kitchen, garden room, separate utility room, cloakroom/WC, detached double car barn and enclosed courtyard with ample parking.

Style:	Detached House
Bedrooms:	3 Double Bedrooms
Reception rooms:	Open Plan Living
Area:	197.0 SQ M/2121 SQ FT
Outside:	Secluded South/East Garden
Parking:	Double Car Barn/Parking
Energy rating:	C
Council Tax Band:	E



moredetail...

This individual architect designed property has been finished to an exceptionally high standard and stands on a secluded plot with a south/east aspect in the popular East Blatchington area of Seaford.

The many features include open plan living, kitchen with integrated appliances, en-suite to all bedrooms, oak internal doors, double glazed windows and bi-folds, gas central heating with pressurised system and water harvesting system.

As you approach the property there are double gates to a large courtyard offering ample parking area and detached double car barn with vaulted roof providing additional storage.

The entrance vestibule leads to an inner hall with a cloakroom/WC. The open plan living space has solid oak flooring with underfloor heating. The dual aspect lounge area has full height windows and a vaulted ceiling. There are double doors out to the courtyard.


The kitchen is fitted with high gloss cupboards, complemented by 'Corian' work surface and breakfast bar. there is an inset sink, Neff gas hob/extractor, double oven and integrated fridge/freezer. The spacious dining area as ample space for dining and entertaining and there is an adjoining utility room with further appliance space.

A particular feature of the property is the master bedroom suite. The large bedroom has an en-suite wet room and double doors to the garden room with wrap around, full height Bi-fold doors which open onto the rear garden.

From the dining area an oak and glass staircase leads to the first floor. From the landing there is walk-in access to loft space.

There are two double bedrooms both with en-suite. Bedroom two has dual aspect views and an en-suite shower room/WC, whilst bedroom three has distant views and an en-suite bathroom/WC. The secluded rear garden has a favoured south/east aspect and is mainly laid to pebble with planting for ease of maintenance and has a 'Mediterranean' vibe!

VIEWINGS COME HIGHLY RECOMMENDED TO FULLY APPRICIATE THIS UNIQUE DETACHED PROPERTY.



To book an appointment to view this property or for further information please contact the Seaford office on 01323 898666.

