

# HUNT FRAME

ESTATE AGENTS



## Griffin House, Broadleaze Gardens Eastbourne Road, Seaford, Seaford,

PRICE GUIDE £650,000 - £700,000. POSITION & POTENTIAL. Occupying a good sized plot and accessible via a TREE LINED 100M PRIVATE ENTRANCE DRIVEWAY, that serves just two properties, is this HANDSOME and VERSATILE, DETACHED FAMILY HOME, that is offered to the market, CHAIN FREE.

Thought to extend to approximately 2000 sq ft in size, the property could easily be re-configured or just updated, and any expenditure would more than be justified, given the location and excellent possibility to create a LOVELY, BESPOKE RESIDENCE. In brief it consists of TWO SEPARATE RECEPTION ROOMS, CONSERVATORY, KITCHEN, UTILITY ROOM and CLOAKROOM to the ground floor, with FOUR BEDROOMS, TWO EN-SUITES and SHOWER ROOM to the first floor. Externally there are pretty, secluded and well established gardens with excellent parking facilities and DOUBLE GARAGING.

Within close proximity to Chyngton Lane South with excellent access to the South Downs and near to bus routes between both Brighton and Eastbourne. Seaford itself has an array of local and national shops with a number of bespoke businesses situated in the town centre and adjoining roads.

**Price Guide £650,000**

16 Cornfield Road, Eastbourne, East Sussex, BN21 4QE  
Tel: 01323 737373 | sales@huntframe.co.uk

[www.huntframe.co.uk](http://www.huntframe.co.uk)

# Griffin House, Broadleaze Gardens Eastbourne Road

Seaford, Seaford, BN25 4BE



- FOUR BEDROOMS
- PRICE GUIDE £650,000 - £700,000
- TWO EN-SUITES
- DRIVEWAY AND DOUBLE GARAGE
- GROUND FLOOR CLOAKROOM
- UTILITY ROOM
- CONSERVATORY
- SECLUDED GARDENS
- UPDATING REQUIRED
- CHAIN FREE

## ENTRANCE HALL

## LOUNGE

24'9 x 13'8 (7.54m x 4.17m)

## CONSERVATORY

9'6 x 6'11 (2.90m x 2.11m)

## KITCHEN

13'1 x 12'2 (3.99m x 3.71m)

## UTILITY ROOM

8'3 x 6 (2.51m x 1.83m)

## CLOAKROOM

## FIRST FLOOR LANDING

## BEDROOM ONE

16'3 x 13'8 (4.95m x 4.17m)

## EN-SUITE

## BEDROOM TWO

12'3 x 10'9 (3.73m x 3.28m)

## EN-SUITE

## BEDROOM THREE

12'3 x 12'1 (3.73m x 3.68m)

## BEDROOM FOUR

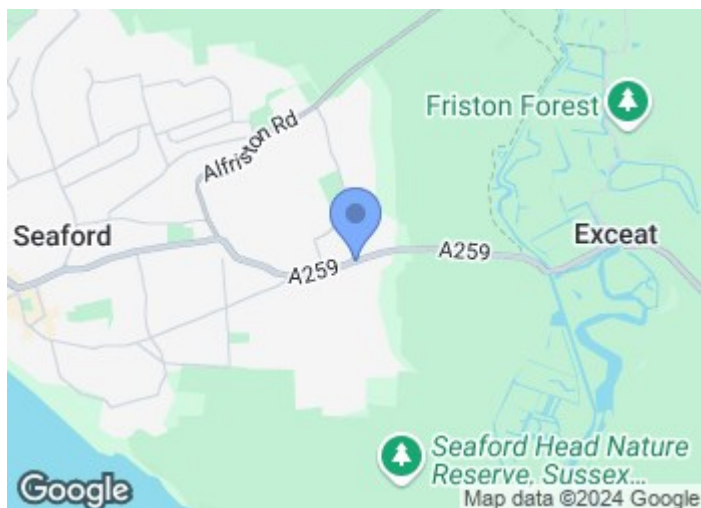
10'7 x 9'1 (3.23m x 2.77m)

## SHOWER ROOM

## GARDENS

## DOUBLE GARAGE

18'3 x 18 (5.56m x 5.49m)



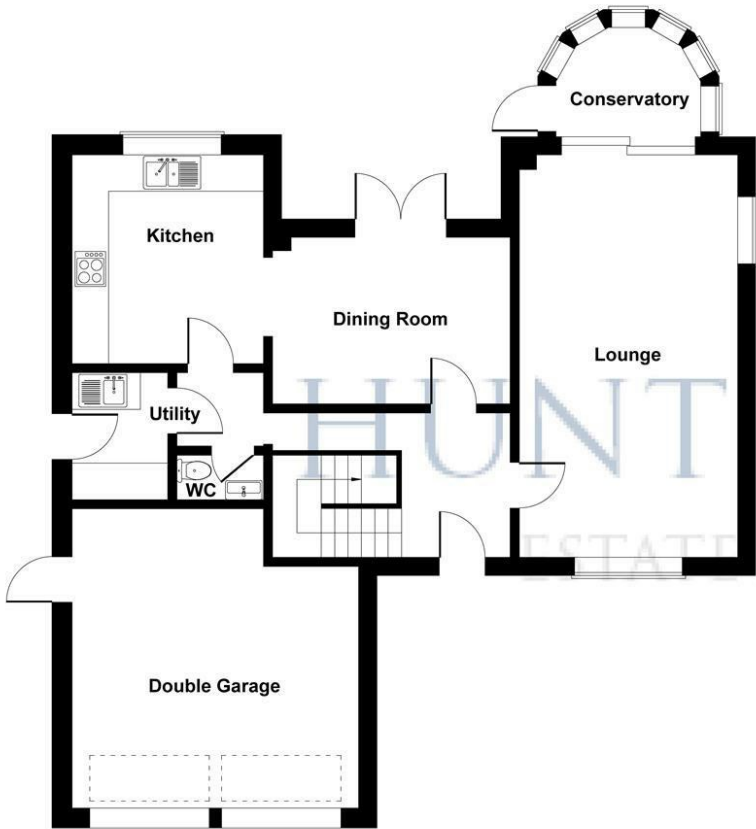
## Directions

Tel: 01323 737373

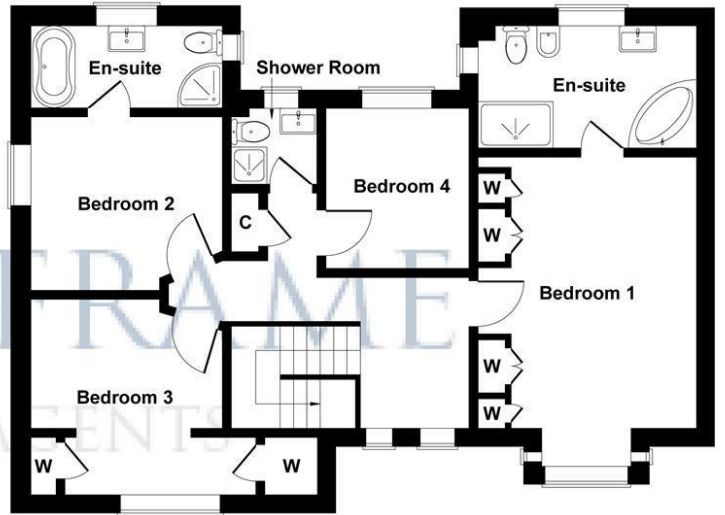




# Griffin House

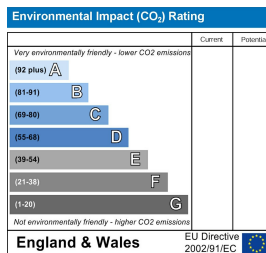
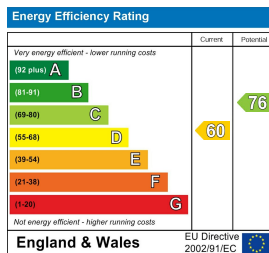


**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.  
For Illustrative.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.