austin gray first floor office 123-125 dyke road, hove, bn3 1tj Tel: O1273 232232 residential@austingray.co.uk www.austingray.co.uk





# 8 Barcombe Avenue

# Seaford, BN25 4DT Asking Price £750,000

This characterful detached home, built in the traditional Sussex style, is set in a quiet oul-de-sac in Seaford's sought-after south-east corner, with far-reaching views toward the iconic Seaford Head offfs.

The property has been thoughtfully extended with a striking ground-floor addition, featuring wide bi-fold doors that open to the south-east facing garden for seamless indoor-outdoor living. The new kitchen is beautifully fitted with granite worktops, a larder, integrated appliances, and brushed oak-flooting flowing throughout the ground floor.

Modern upgrades include solar panels, an EV charging point, a new-boiler, and updated electrics, adding both efficiency and future-proofing.

The house sits within well-maintained, sunny gardens and benefits from a double galage with electric roller doo and ample parking. Inside, a welcoming hallway leads to a dual-aspect lounge/dining room linking to the garden room/conservatory with underfloor heating and bi-fold doors.

Upstairs, the master bedroom enjoys striking views of Seaford Head, fittled wardrobes, and an en-suite. A generous second double and third single bedroom are served by a family bathroom with path, separate shower, WC, and vanity unit.

- Detached
- New Kitchen
- Three Bedrooms
- Double Garage
- EV Charger, Battery & Solar Panels
- South East Facing Garden
- Beautiful Location
- EPC Rating C

## **Viewing**

Please contact our Austin Gray Residential Office on O1273

if you wish to arrange a viewing appointment for this property or require further information.





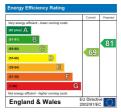


#### Floor Plan Area Map





### **Energy Efficiency Graph**











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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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