



DENMARK HOUSE, 47 STEYNE ROAD, SEAFORD, EAST SUSSEX, BN25 1HU

£650,000

Denmark House is a captivating five-bedroom residence nestled in the heart of Seaford's charming old town which requires modernisation to bring it back to its grandeur. We understand the property dates back to the 1800s and exudes classic Georgian style with its high ceilings and spacious rooms. Surrounded by Grade II listed properties, Denmark House seamlessly blends into the neighbourhood's heritage.

The property further benefits from a generous sized rear garden, cellar, study, living room, dining room and kitchen.

One of the property's most enticing features is its unbeatable location. Situated within walking distance, you'll find a vibrant array of shops, inviting restaurants, the mainline railway station, and convenient bus services. This means you can immerse yourself in the town's lively atmosphere and amenities without the need for a car.

For those who appreciate nature's beauty, the unspoilt seafront is also just a leisurely stroll away. Whether you desire a relaxing seaside escape or a taste of Seaford's historical charm, Denmark House offers it all.

With its potential to revitalise the timeless elegance and benefiting from the proximity to Seaford's treasures, this property provides a unique opportunity to embrace the best of both worlds.

- FIVE-BEDROOM DETACHED RESIDENCE IN NEED OF MODERNISATION
- BELIEVED TO DATE BACK TO THE 1800'S
- SURROUNDED BY GRADE II LISTED PROPERTIES AND LOCATED IN SEAFORD OLD TOWN
- WITHIN A QUARTER OF A MILE FROM SEAFORD TOWN CENTRE, RAILWAY, BUS SERVICES BETWEEN BRIGHTON AND EASTBOURNE AND SEAFRONT
- GENEROUS SIZED WALLED GARDEN
- GROUND FLOOR HAVING KITCHEN, LIVING ROOM, DINING ROOM, STUDY, UTILITY ROOM AND CLOAKROOM
- FIRST FLOOR WITH FIVE BEDROOMS WITH THE MAIN BEDROOM BENEFITTING FROM AN EN-SUITE SHOWER ROOM AS WELL AS THE FAMILY BATHROOM
- CELLAR
- BEING SOLD WITH VACANT POSSESSION AND NO CHAIN ONWARD CHAIN, SUBJECT TO GRANT OF PROBATE





Ground Floor

Upon entering through the wooden entrance door, you'll find yourself in the entrance hall, equipped with a gas meter, a radiator, and stairs leading to the first floor. The living room boasts a double glazed window to the front and side, two radiators, a consumer unit, and a gas fire. Next is the study with a radiator, a double glazed window to the front, and a feature fireplace. The kitchen/breakfast room features a range of wall and base units with a work surface over, a four-ring gas hob, and an electric oven beneath. There is also space for a fridge freezer and dishwasher. A door and double glazed windows to the side. This area opens up to the dining room, which has double glazed doors leading to the rear, a radiator, exposed wood flooring, and stairs leading to the basement. The basement has a restricted high ceiling and serves as a cellar. Additionally, there is a utility room with space for a washing machine, a double glazed window to the rear, and a work surface. A few steps up, you'll find the cloakroom with a double glazed window to the rear and a close-coupled WC.

First Floor

The first floor is accessible via a split landing with a double glazed window to the rear. Bedroom One features two double glazed windows to the front, a radiator, and an en-suite with a close-coupled WC, pedestal washbasin, and a shower enclosure with an electric shower. It also has part-tiled walls, a radiator, and a double glazed window. Bedroom Two offers two double glazed windows to the front and a radiator. Bedroom Three has a double glazed window to the side, a radiator, two slim fitted wardrobes, and access to the loft. The bathroom on this floor includes a white suite with a bath, pedestal washbasin, and a close-coupled WC. There's a double glazed window to the side, part-tiled walls, and a linen cupboard housing the Potterton gas-fired boiler and hot water cylinder. A separate WC with a close-coupled WC and a wall-mounted washbasin is also present. Bedrooms Four and Five both have radiators and double glazed windows overlooking the rear garden.

Outside

The rear garden is mainly laid to lawn and features mature tree and shrub planting. It is enclosed by flint and brick walls, with a paved patio area and gated access to the side.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: E



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

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