



GORSE BANK 81 FIRLE ROAD, SEAFORD, EAST SUSSEX, BN25 2JA

£1,150,000

This impressive detached residence is situated in one of Seaford's most prestigious residential areas, nestled within the Historic East Blatchington conservation zone. Within a quarter-mile radius, you'll find Seaford Golf Club and picturesque country walks, while the town centre, offering convenient rail connections to London and Brighton, is just over a mile away.

Positioned to the side of a generously sized plot, Gorse Bank is set back from the road, perfectly balancing the front and rear boundaries. We understand the property was constructed in the late 1920s, a subsequent annex-style addition known as "Little Gorse," is accessible via the main first-floor landing or by a separate ground-level entrance.

The ground floor features elegant herringbone polished wood flooring throughout the principal rooms, encompassing a spacious reception hallway, dining room, kitchen/breakfast room, utility room, study, and a convenient cloakroom.

Ascending to the first floor, you'll be greeted by a charming galleried landing, an impressive master bedroom with a dressing area and en-suite bathroom. Two additional bedrooms and a family bathroom complete this level. The half landing leads to the annex-type accommodation, comprising a mezzanine level that connects to a studio/bedroom four with its independent staircase to the ground floor bathroom. The space also includes a tool store, formerly one of the garages.

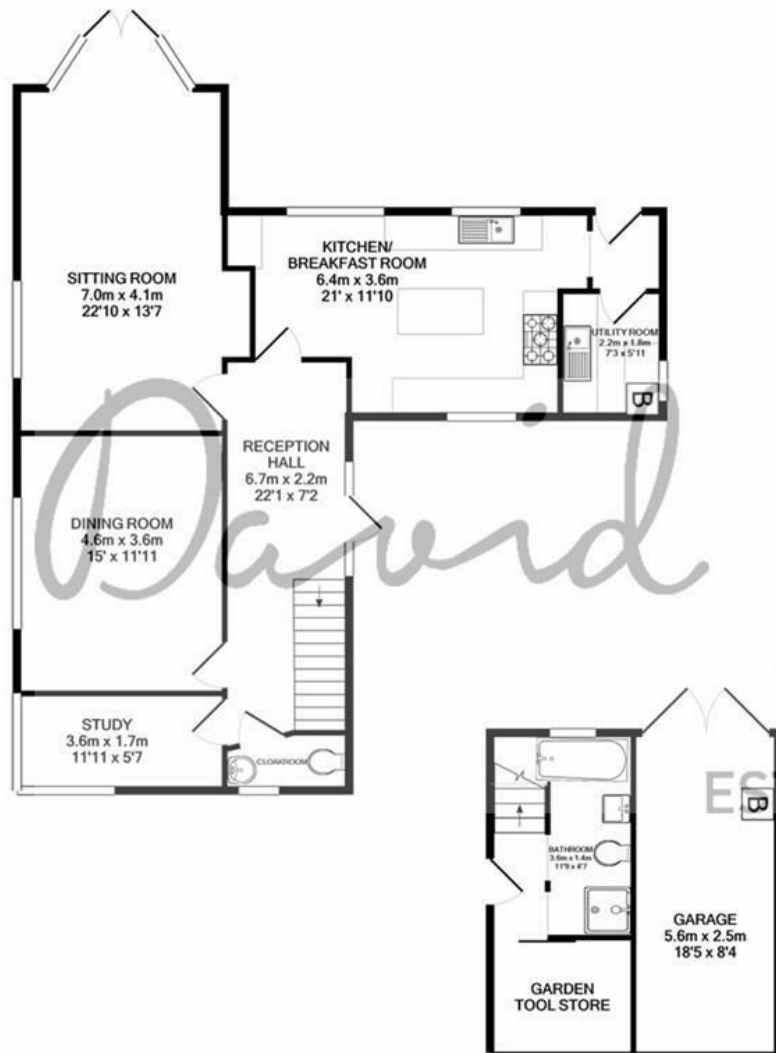
Mature gardens grace three sides of the house, and ample parking space is provided between the front entrance and the garage. Additional benefits of this property include modern black aluminium double glazing, gas-fired heating powered by two separate boilers.

- DETACHED HOUSE WITH AN "ANNEXE" TYPE EXTENSION INCORPORATING BEDROOM/STUDIO, AND A GROUND FLOOR BATHROOM
- THREE FURTHER BEDROOMS
- MASTER BEDROOM WITH DRESSING AREA & EN SUITE FACILITY
- SEPARATE FAMILY BATHROOM
- EXTENSIVE GROUNDS
- KITCHEN/BREAKFAST ROOM
- SITTING ROOM AND STUDY
- CLOAKROOM, UTILITY ROOM AND OUTSIDE TOOL STORE
- GAS CENTRAL HEATING

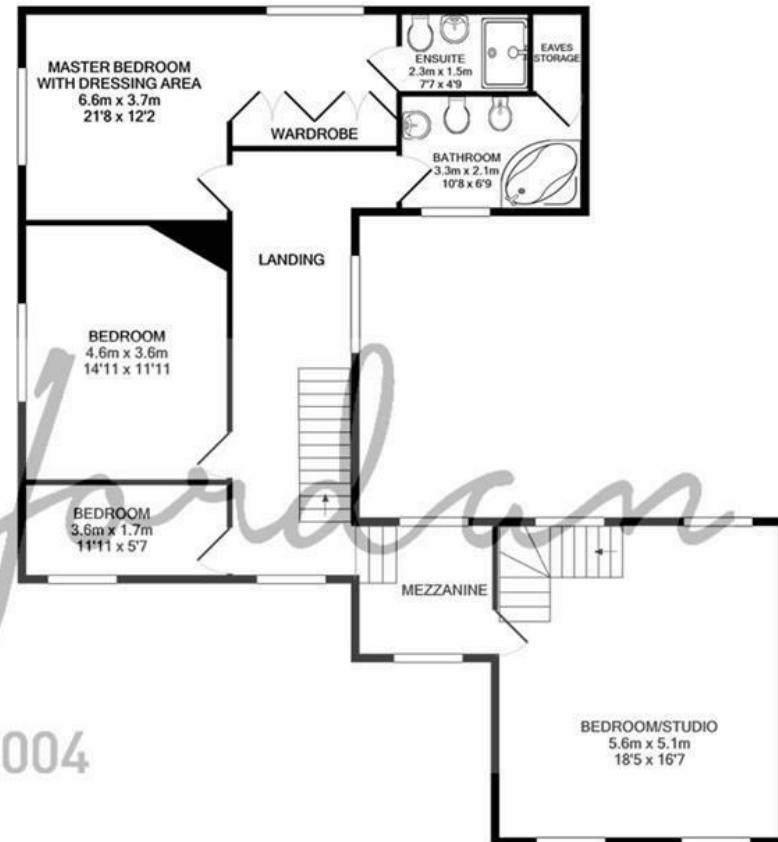








GROUND FLOOR
 APPROX. FLOOR
 AREA 116.8 SQ.M.
 (1257 SQ.FT.)



1ST FLOOR
 APPROX. FLOOR
 AREA 106.1 SQ.M.
 (1142 SQ.FT.)

GORSE BANK FIRLE ROAD SEAFORD
 TOTAL APPROX. FLOOR AREA 222.9 SQ.M. (2399 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Ground floor

The ground level of the property can be entered through a covered arched area, leading to a side courtyard and a pitched roof covered entrance. As you step inside, you'll find a spacious reception hall that connects to all the main rooms, featuring wood herringbone flooring. This level boasts a bright sitting room with a bay window overlooking the rear garden, as well as a traditional dining room with original fireplaces. The kitchen/breakfast room is equipped with a central island and a separate utility room, offering convenient access to the rear garden. Completing the ground floor are a study and a cloakroom

First floor

The first floor features an elegant and spacious galleried landing, complete with a charming window bench, perfect for peaceful reading moments while overlooking the front courtyard. This level comprises three generously sized bedrooms, including the master bedroom which offers distant sea views, a dressing area, and an en-suite facility. Additionally, there is a well-proportioned family bathroom.

"Annexe" type area

Ascending from the half landing, you'll find a generously sized mezzanine that could be efficiently utilized as a compact study area. This mezzanine leads into a double bedroom or studio. What's more, there is an extra staircase and a dedicated entrance leading to the ground floor space, which includes a bathroom and a separate shower.

Outside

The property is situated on an extensive plot featuring well-maintained gardens at the front, side, and rear. The primary garden areas are beautifully landscaped with lawns, an array of shrubs, fruit trees, and mature fir trees along the South Eastern boundary. A central paved pathway, bordered by a charming cobblestone retaining wall, leads to the side gardens and gently sloping rear lawn, adorned with more shrubs and trees. This is the perfect spot to appreciate the South West aspect of the garden. The driveway provides ample space for multiple vehicles and leads to the integral garage, complete with an inspection pit and housing a separate gas-fired boiler that serves the bedroom/studio and ground floor bathroom.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: G

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D

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.



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EST. 2004