



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

£950,000

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.

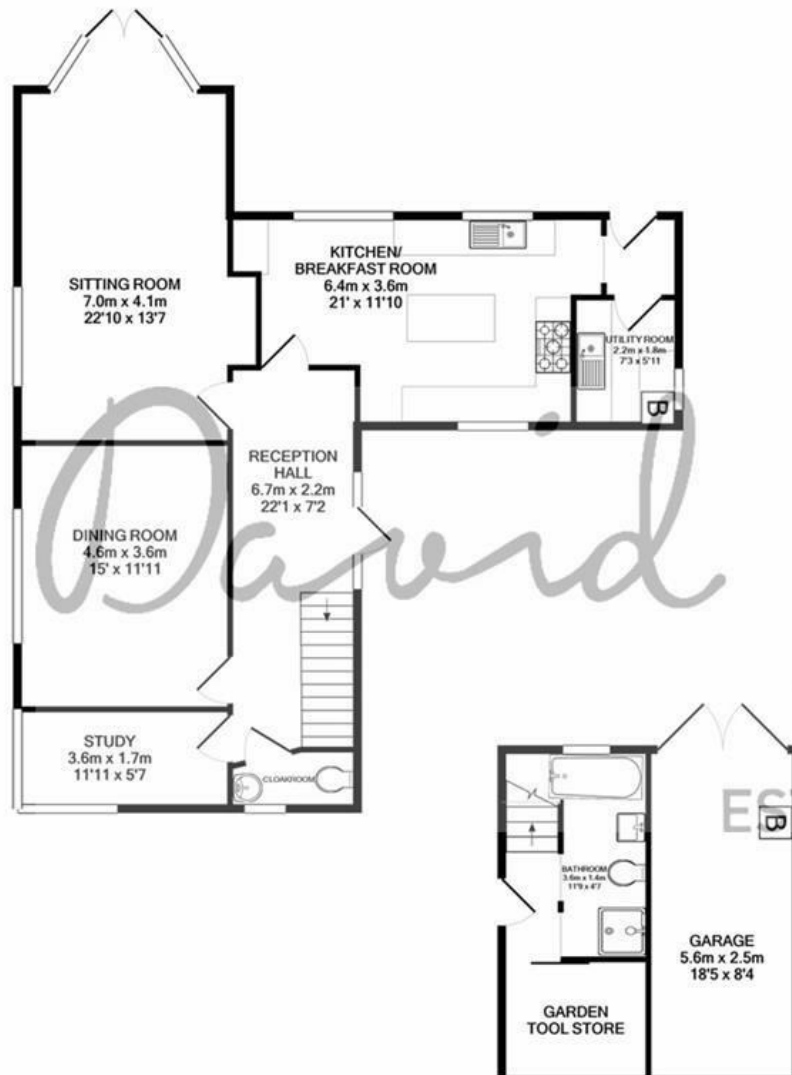
The ground floor features elegant herringbone polished wood flooring throughout the principal rooms, encompassing a spacious reception hallway, dining room, kitchen/breakfast room, utility room, study, and a convenient cloakroom.

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.

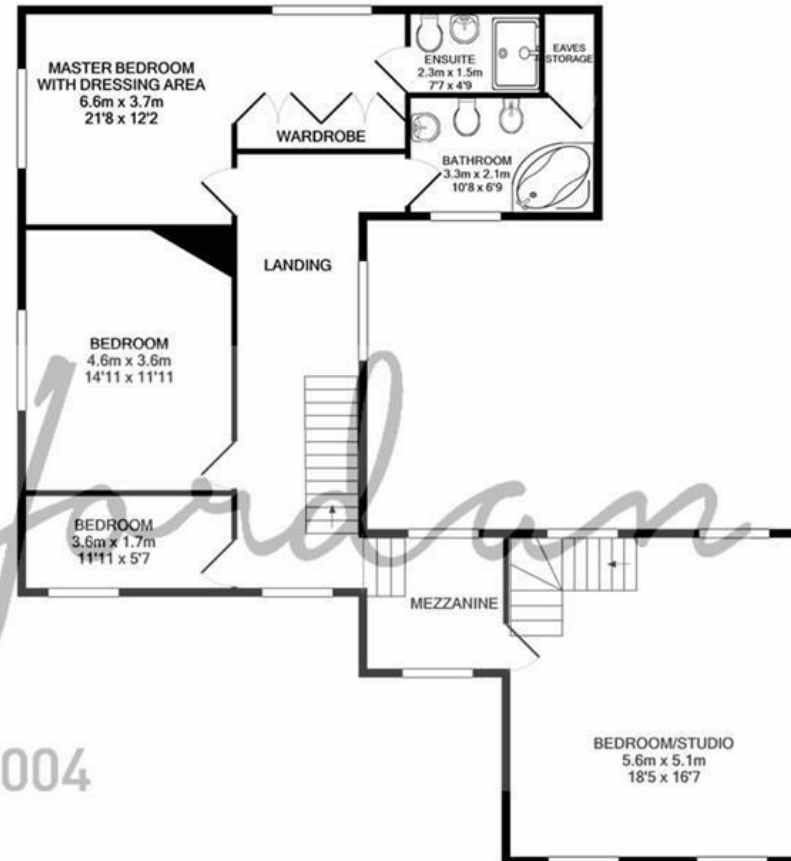
Mature gardens grace three sides of the house, and ample parking space is provided between the front entrance and the garage. Additional benefits of this property include modern black aluminium double glazing, gas-fired heating powered by two separate boilers.

- 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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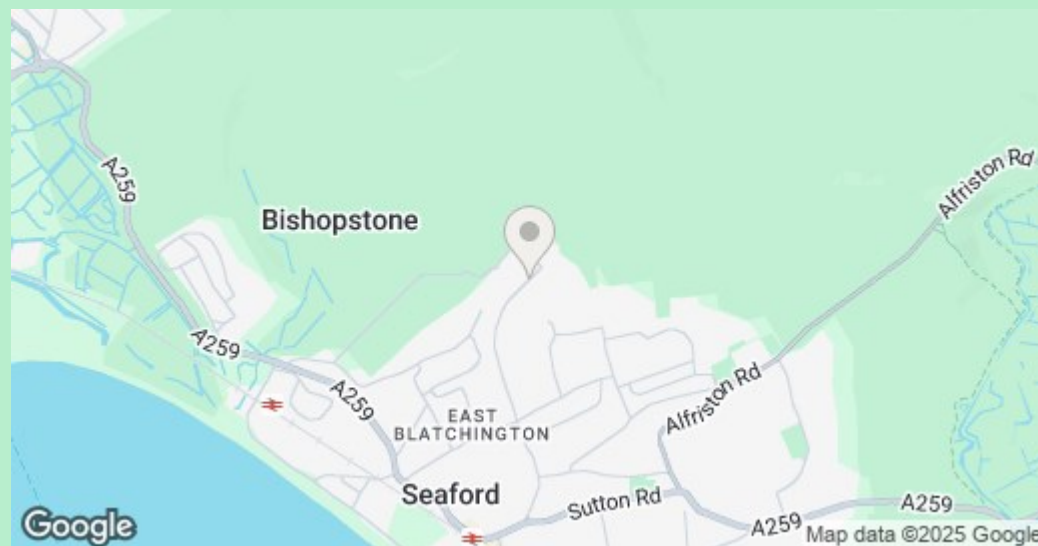
COUNCIL TAX BAND

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