



SAN RAFAEL, 47 FIRLE ROAD, SEAFORD, EAST SUSSEX, BN25 2HU

£1,600,000

San Rafael is a magnificent double-fronted five-bedroom, four-reception room detached house built circa 1929, beautifully presented and located in a secluded area on the desired 'Western side' of Firle Road. Set on approximately two-thirds of an acre, and featuring a carriage drive which provides ample parking, a double garage, and gym with garden views. Neatly tucked away and enjoying a good degree of privacy is a heated outdoor pool. The traditional wooden double entrance doors open to a reception hall which boasts an eye-catching staircase and double-height ceilings. The west-facing primary rooms are bright and overlook the rear garden.

The ground floor accommodation comprises of four reception rooms including a living room, sitting room study and dining room. There is also a kitchen breakfast room, utility room, and cloakroom. Upstairs, there are five double bedrooms with four having sea views. The master bedroom has an ensuite bathroom with sauna. There is also a family bathroom, and a Jack and Jill shower room.

The delightful, Westerly aspect rear garden, extends approximately 190 feet and features a patio terrace, level lawn, secluded heated swimming pool, and wild garden.

San Rafael is located within a mile from Seaford town centre and its amenities, including schools, shops, and recreational facilities. The railway station offers services to London, and bus services to Eastbourne and Brighton.

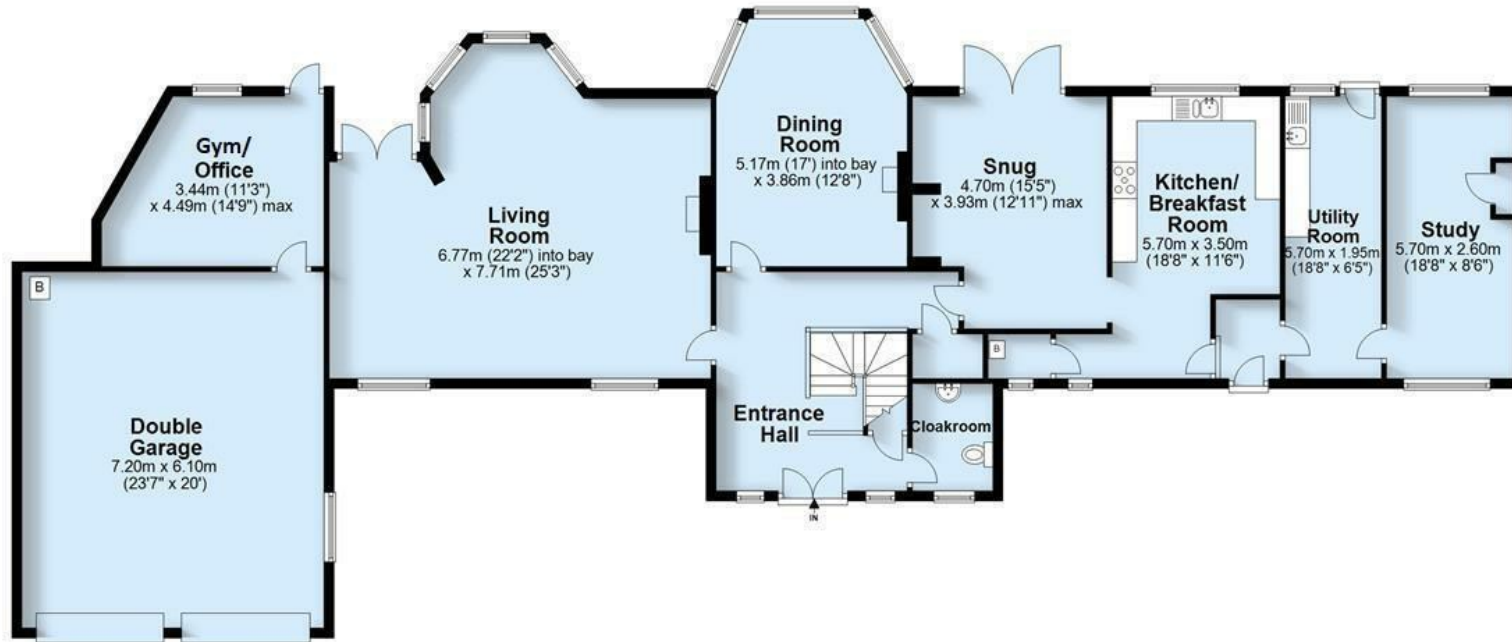
- BEAUTIFULLY PRESENTED
DETACHED CHARACTER
HOUSE CLOSE TO GOLF
COURSE AND DOWNLAND
WALKS
- FIVE DOUBLE BEDROOMS
- OUTDOOR HEATED
SWIMMING POOL
- SITUATED ON THE
PRESTIGIOUS FIRLE ROAD
- WESTERLY ASPECT REAR
GARDEN
- INTEGRATED DOUBLE
GARAGE
- TWO THIRDS OF AN ACRE
PLOT
- FAMILY BATHROOM, EN-
SUITE BATHROOM WITH
SAUNA, SHOWER ROOM AND
CLOAKROOM
- INTERNAL INSPECTION
ADVISED



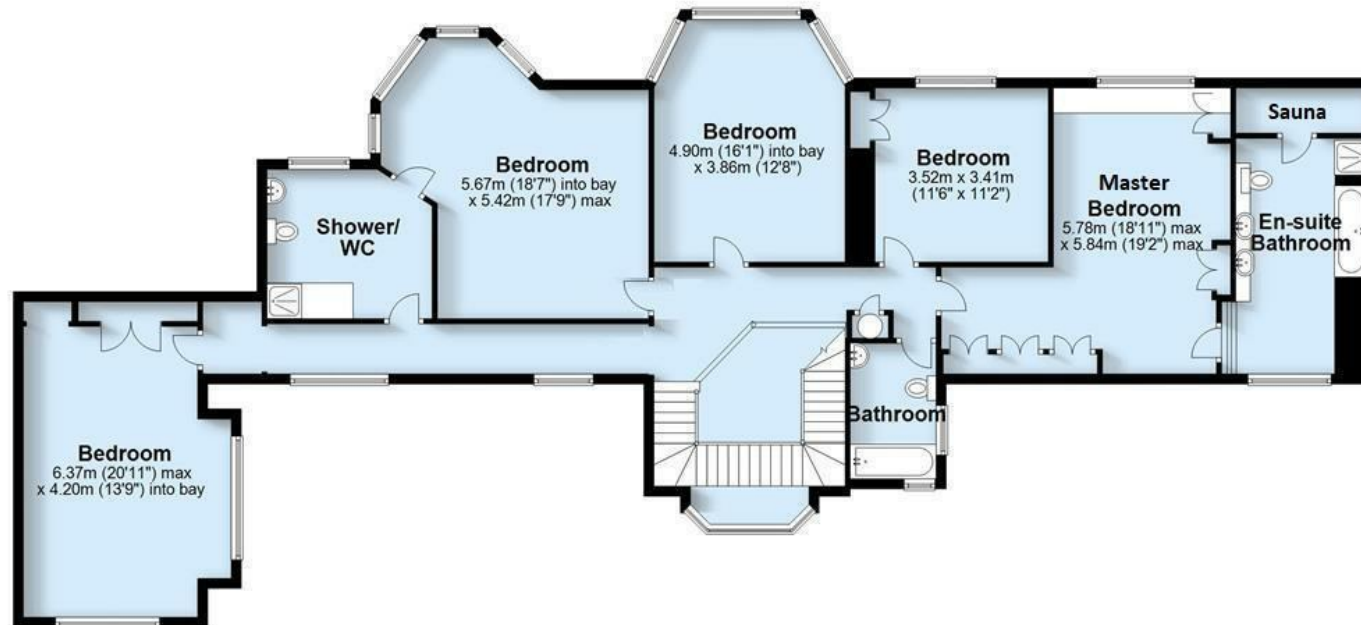




Ground Floor
 Approx. 211.9 sq. metres (2280.9 sq. feet)



First Floor
 Approx. 171.4 sq. metres (1845.2 sq. feet)



Total area: approx. 383.3 sq. metres (4126.1 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.
 Plan produced using PlanUp.





A magnificent double fronted five bedroom four reception room detached house built circa 1929, beautifully presented throughout & set in a secluded location with Westerly aspect gardens.

San Rafael proudly stands on approximately two thirds of an acre. To the front, the carriage drive offers ample off road parking and access to the double garage with electric up and over doors. To the rear of the garage is the gym with views over the rear garden. The impressive traditional wooden front double doors open into a welcoming entrance hall which draws you immediately to the eye catching wooden stair case, galleried landing and double height ceilings. All the primary rooms are extremely light and bright being Westerly facing and overlooking the rear garden.

The ground floor accommodation comprises of four reception rooms including a dual-aspect living room with doors overlooking and leading to the rear garden, dining room with feature bay window, snug with French doors which open out onto the garden. Refitted kitchen breakfast room with garden views and adjoining utility room and study. The spacious cloakroom completes the ground floor accommodation.

On the first floor there are five double bedrooms, including master with en-suite bathroom and internal sauna, a family bathroom and a Jack and Jill shower room. Far reaching sea views can be enjoyed from most of the upstairs accommodation.

The 190ft Westerly aspect rear garden enjoys far reaching views, the patio terrace which adjoins the property is approximately 60ft in width and is a real sun trap. The gardens are split into several well maintained and thought-out areas, with the main area being mainly laid to level lawn. There are steps leading down to the 40'x18' heated swimming pool with paved seating area and covered pool boiler room, the pool area enjoys a good degree of seclusion. A private wooded area/ wild garden is located at the foot of the garden.

San Rafael lies approximately half a mile from Seaford town centre and all its amenities. Seaford is surrounded by the South Downs National Park and enjoys over two miles of un-commercialised promenade and beach. The town has a wide range of shopping facilities, schools for all ages, choice of restaurants, cafes and bars. There are two golf courses, a leisure centre, tennis, bowls, rugby, cricket and sailing clubs, plus fishing, cycling and many other recreational facilities. The railway station offers a service to London (Victoria 90 minutes). Regular bus services are available to Eastbourne, Brighton and outlying villages. The cross channel port of Newhaven has daily services to Dieppe, yacht marina and fishing fleet. The larger coastal resorts of Eastbourne and Brighton are approximately 10 and 13 miles respectively and Gatwick airport 42 miles.

The prestigious and historic Seaford Golf club is located within 700m from the property. Seaford Blatchington, as the club is referred to locally, is a Sussex gem and one of the finest downland courses in the country set in a particularly beautiful part of the South Downs.

Seaford is a fantastic town for families, within the town there are four primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.

Disclaimer

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.





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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