



24 CORSICA ROAD, SEAFORD, BN25 1BD

£625,000



Nestled in the charming coastal town of Seaford, Corsica Road offers a delightful opportunity for those seeking a serene and picturesque environment. This property is ideally situated, providing easy access to the stunning beaches and scenic coastal walks that Seaford is renowned for. This four bedroom detached house presents itself as the perfect home for a family. The surrounding neighbourhood is known for its quiet and friendly community. Residents can enjoy the convenience of local amenities, including shops, cafes, and schools, all within a short distance.

As you enter through into the entrance hall you're greeted by doors in the living room, kitchen/dining room and the downstairs toilet. The living room is spaciously laid out from the front to the rear with French sliding doors out into the rear garden. The kitchen/dining room allows for plenty of storage space with large amount of cupboard space. Room to fit a large dining table, with a centre island in the kitchen with more cupboard space. It is also home to the gas fired Worcester boiler. A door from the kitchen opens out into the large conservatory with double glazed windows throughout.

You can access the downstairs cloakroom from the hallway which provides cupboards, WC, and washbasin. An under-stair cupboard can be found just next to this.

As you go upstairs, the main family bathroom is directly in front with master bedroom off to the right, and the further three bedrooms off to the left.

The main bedroom presents itself as bright and airy room due to the dual aspect windows off to the side and the front of the property. A door into the EN-suite bathroom with further dual aspect windows to rear and side, also comes with a corner shower, WC and washbasin. Bedrooms two and three are good size double rooms with the second having built in wardrobes and cupboards with an integrated wash basin. The fourth bedroom presents itself as the perfect office space or guest bedroom suitable for a single bed.

- FOUR BEDROOM DETACHED HOUSE
- SOUTHERLY REAR ASPECT GARDEN
- OFF-ROAD PARKING FOR MULTIPLE CARS
- MASTER BEDROOM AND ENSUITE
- VIEWS OF THE SEA FROM MULTIPLE ROOMS
- GAS FIRED CENTRAL HEATING
- APPROXIMATELY HALF A MILE FROM THE TOWN CENTRE
- KITCHEN/DINING ROOM
- SITTING ROOM
- LARGE CONSERVATORY



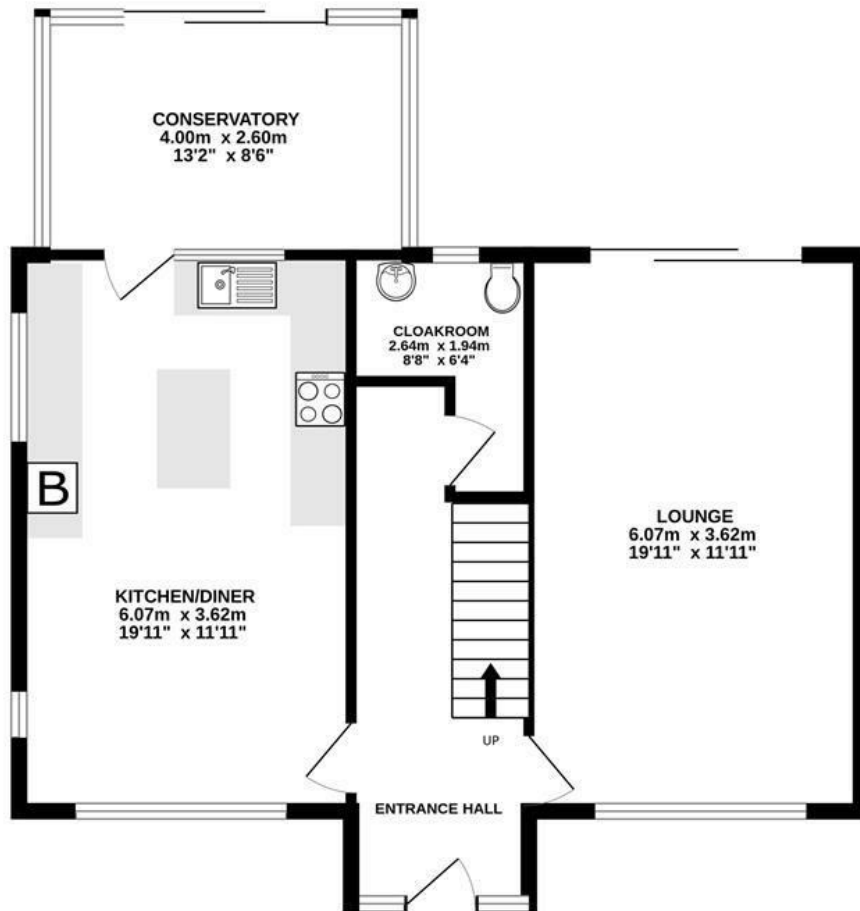




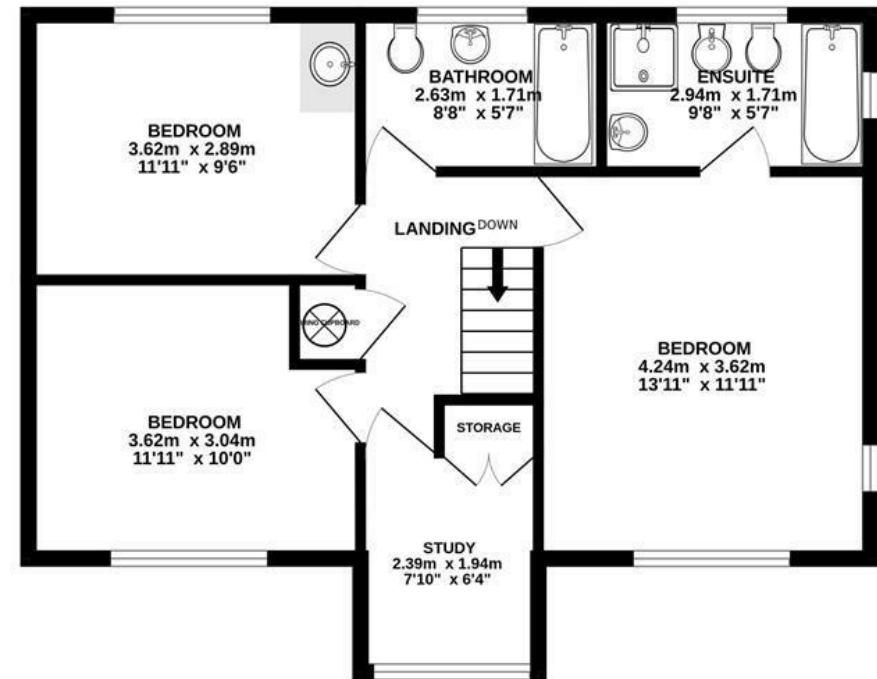




GROUND FLOOR  
68.1 sq.m. (732 sq.ft.) approx.



1ST FLOOR  
56.8 sq.m. (612 sq.ft.) approx.



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TOTAL FLOOR AREA : 124.9 sq.m. (1344 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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#### ENTRANCE HALL

Greeted by stairs up to first floor, radiator and doors into living room, kitchen/diner, downstairs WC. Under-stair cupboard space.

#### KITCHEN/DINER

A central island with storage cupboards. Induction hob. Integrated oven and grill, dishwasher and washing machine. Gas fired Worcester boiler.

#### LARGE CONSERVATORY

Door from kitchen into the conservatory. Radiator. Doors out to rear garden.

#### LIVING ROOM

Dual aspect, with sliding patio door out onto the rear garden. Two large radiators.

#### CLOAKROOM

WC, washbasin with storage cupboards and heated towel rail

#### BEDROOM ONE

With sea view and dual aspect to the front and side of property creating a light and airy atmosphere. Door into EN-suite bathroom with WC, bidet, small radiator, shower and washbasin, dual aspects out to the rear and side.

#### BEDROOM TWO

Double bed window out to the rear. Radiator. Built in cupboards and a washbasin

#### BEDROOM THREE

Double bedroom, radiator, window looking to the front of the property.

#### BEDROOM FOUR

Window looking out to the front of the property. Radiator.

#### FAMILY BATHROOM

Large standard bath with powered shower attachment on wall. WC and washbasin, and window to the rear. Small radiator

#### OUTSIDE

Large driveway suitable for multiple cars. Large two car length garage with power & lighting. South facing rear garden laid mostly to lawn, with access into the garage.







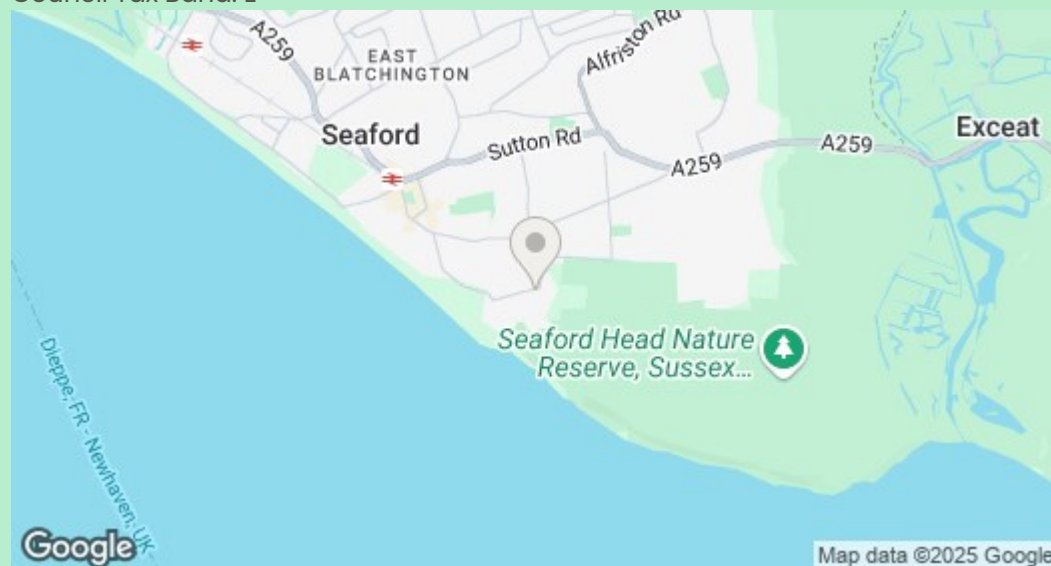
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



## 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