



1 The Lords, Seaford, East Sussex, BN25 2XP

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**Guide Price £700,000**

A well presented & spacious four bedroom three reception room detached house set in a residential cul-de-sac within close distance to the South Downs National Park farmlands.

Light and bright throughout this well presented house offers spacious accommodation comprising; welcoming entrance hall, low level wc, double aspect through living room, dining room, study, modern and luxury kitchen breakfast room (2024) which over looks the rear garden and leads onto the modern utility room which further leads onto the garden and provides internal access to the double garage. To the first floor there are four bedrooms, master with en-suite shower room and further family bathroom.

Outside to the front there is ample off road parking leading to the double garage, whilst the rear garden is secluded being mainly laid to lawn with remainder patio seating area, fence borders and

side access.

The Lords is located near Blatchington Golf Course and delightful countryside walks over the South Downs National Park. A local general store and bus services are available in nearby Princess Drive whilst Seaford town centre with all its amenities, railway station seafront promenade and beach are all within one and a half miles. Enclosed by the South Downs National Park, Seaford has a long uncommercialised beach and promenade, wide range of shops, restaurants and cafes, railway station to London Victoria, bus services to Eastbourne, Brighton and surrounding villages.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.









**Entrance Hall**  
13'11" x 10'7" (4.24m x 3.23m)

**Living Room**  
23'2" x 11'4" (7.06m x 3.45m)

**Dining Room**  
11'4" x 10'7" (3.45m x 3.23m)

**Kitchen**  
10'11" x 10'8" (3.33m x 3.25m)

**Utility Room**  
8'2" x 7'7" (2.49m x 2.31m)

**Study**  
8'5" x 6'10" (2.57m x 2.08m)

**Cloakroom**

**Landing**

**Bedroom One**  
16'5" x 11'4" (5.00m x 3.45m)

**En-Suite**

**Bedroom Two**  
13'7" x 10'11" (4.14m x 3.33m)

**Bedroom Three**  
11'3" x 11'2" (3.43m x 3.40m)

**Bedroom Four**  
12'11" x 8'4" (3.94m x 2.54m)

**Bathroom**

**Double Garage**  
18'1" x 16'11" (5.51m x 5.16m)

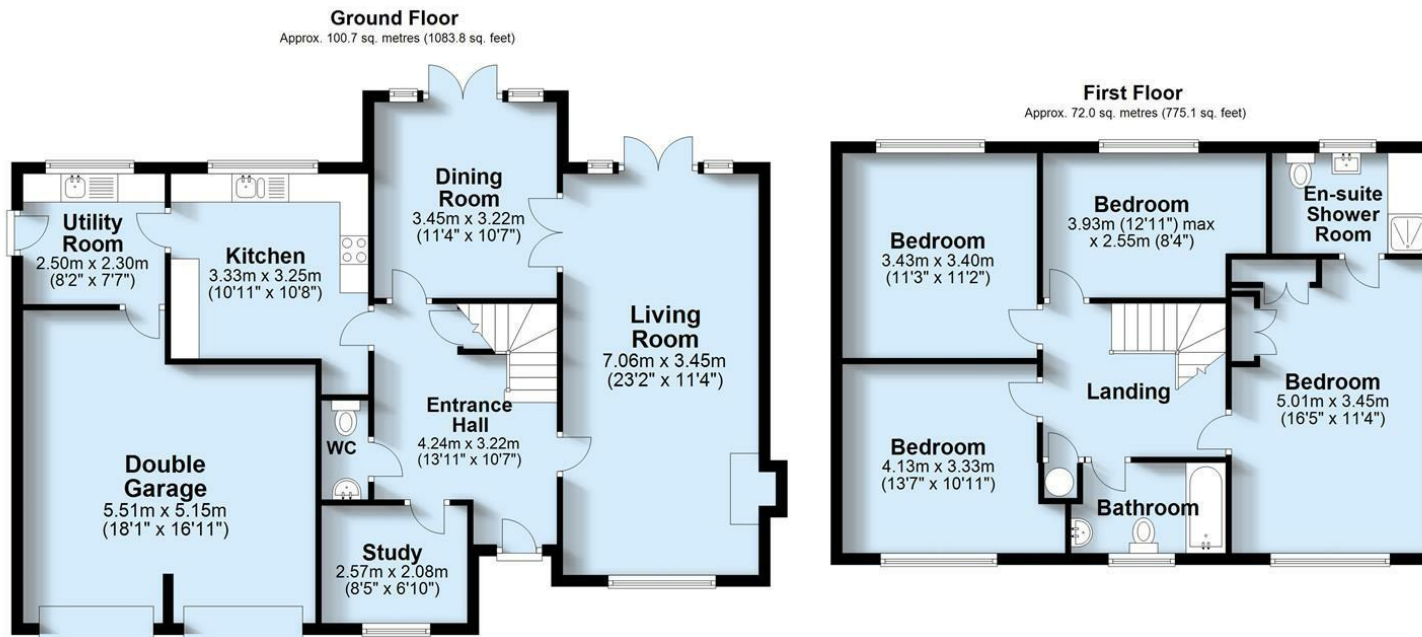
**Rear Garden**

**EPC - D**

**Council Tax Band - F**







Total area: approx. 172.7 sq. metres (1858.9 sq. feet)

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

## Rowland Gorringe Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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