



102 Firle Road, Seaford, East Sussex, BN25 2HY

102 Firle Road Seaford East Sussex BN25 2HY £600,000

A well presented and recently decorated three bedroom three reception room detached house boasting balcony with views, garage and no onward chain. Ideally situated on one of Seaford's most prestigious roads.

This light and bright house is well situated on a generous plot with spacious internal accommodation comprising, entrance hall, double aspect living room with French doors onto the rear garden and further internal opening leading to the dining room. The kitchen has matching wall and base cupboards, space for range cooker, window to the rear and further door to the side aspect. The breakfast room and cloakroom complete the ground floor. To the first floor there are new carpets throughout, three bedrooms with the master suite having a westerly aspect balcony offering far reaching roof top and downland views. The stunning bathroom comprises a white suite with bath with shower over, low level wc and wash hand basin.

To the front the garden is of good size mainly being laid to lawn with a variety of trees and shrubs, remainder path and ample off road parking leading to the garage. The rear garden is secluded being mainly laid to lawn with further patio seating areas, also providing access to a useful workshop with power and light giving the opportunity to turn into a garden office or studio.

The prestigious and historic Seaford Golf club is located within a few hundred yards 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.

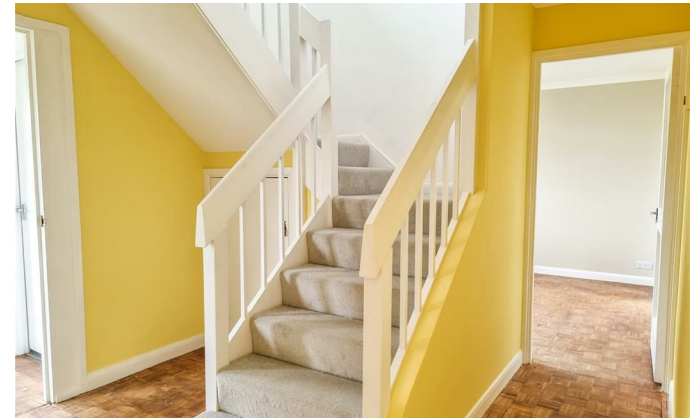
Located on sought after Firle Road, with a private golf course nearby and approximately half a mile from Seaford town centre. Seaford is surrounded by the South Downs National Park and enjoys over two miles of un-commercialised promenade and beach. The town has a wide range of shopping facilities, schools 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, busy 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.



- Detached House
- Balcony with Views
- Scope to Improve & Extend
- Three Reception Rooms
- Prestigious Firle Road
- Three Bedrooms
- Garage
- Office/ Studio Potential
- Newly Re-carpeted
- No Onward Chain

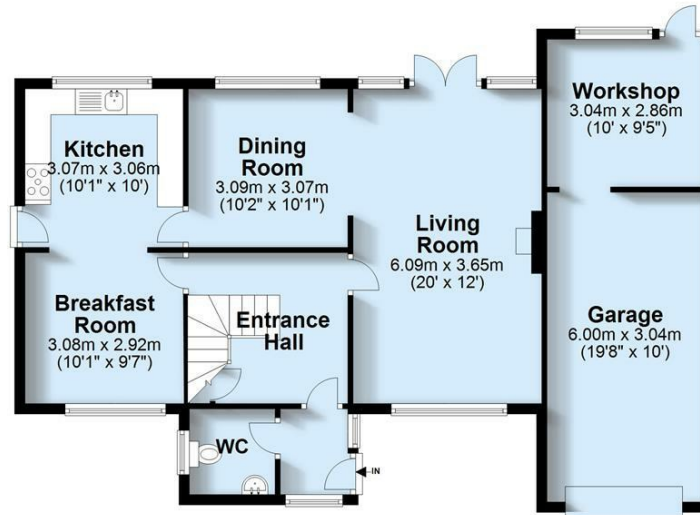


Entrance Porch	
Entrance Hall	
Kitchen	3.07m x 3.05m (10'1" x 10")
Breakfast Room	3.07m x 2.92m (10'1" x 9'7")
Dining Room	3.10m x 3.07m (10'2" x 10'1")
Living Room	6.10m x 3.66m (20" x 12")
Cloakroom	
Landing	
Bedroom One	4.70m x 3.66m (15'5" x 12")
Bedroom Two	3.63m x 3.05m (11'11" x 10")
Bedroom Three	3.12m x 2.36m (10'3" x 7'9")
Bathroom	
Garage	5.99m x 3.05m (19'8" x 10")
Workshop	3.05m x 2.87m (10" x 9'5")
Rear Garden	
EPC - D	
Council Tax Band - E	

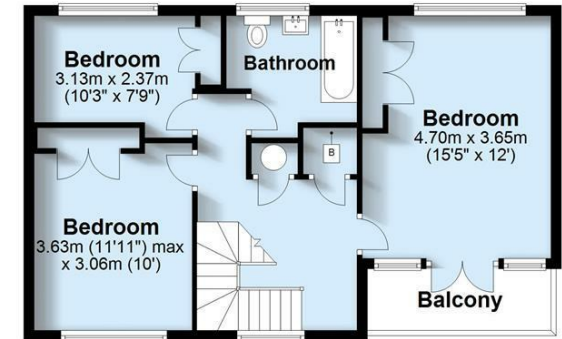




Ground Floor
Approx. 94.2 sq. metres (1014.0 sq. feet)



First Floor
Approx. 55.7 sq. metres (599.6 sq. feet)



Total area: approx. 149.9 sq. metres (1613.6 sq. feet)

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

Rowland Gorrington 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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