



26 St. Peters Road, Seaford, East Sussex, BN25 2HP

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Seaford, East Sussex,
BN25 2HP**

**Guide Price £800,000 -
£850,000**

An immaculately presented and extended detached 3 bedroom chalet style house within the highly desirable St Peters Road.

The property is deceptively spacious throughout offering light and bright accommodation comprising; welcoming entrance hall, three great size reception rooms including a dining room to the front aspect, opening leading to the spacious living room which boasts a wood burning stove and patio doors leading onto the conservatory which over looks and leads onto the impressive rear garden. The modern kitchen boasts matching wall and base cupboards, integrated appliances, window over looking the rear garden and access to the convenient utility room. The ground floor further benefits from a double bedroom and a spacious family bathroom. To the first floor there is two double bedrooms both 19' in length, built in wardrobes, attractive views and access to the upstairs bathroom.

Outside there is off road parking for several cars leading to the spacious tandem garage, remainder laid to lawn.

The impressive and secluded rear garden boasts a full width patio leading to the generous and level lawn. Well stocked borders with shrubs and hedge and flower planting. Timber summer house and small timber constructed summerhouse

St Peters Road is a private road and one of Seaford's most premier roads being within the desirable Parish of East Blatchington, approximately three quarters of a mile from Seaford town centre with its range of shops, bus and rail services, pubs, cafes, restaurants, library, parks and beach. 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.









Entrance Porch

Entrance Hall

Kitchen/Breakfast Room

13'10" x 11'11" (4.22m x 3.63m)

Living Room

17'11" x 13'10" (5.46m x 4.22m)

Dining Room

13'11" x 11'9" (4.24m x 3.58m)

Utility Room

16'5" x 5'2" (5.00m x 1.57m)

Bedroom Three

9'10" x 9'5" (3.00m x 2.87m)

Bathroom

Conservatory

13'1" x 10'8" (3.99m x 3.25m)

Landing

Bedroom One

19'4" x 15'5" (5.89m x 4.70m)

Bedroom Two

19'4" x 11'10" (5.89m x 3.61m)

Bathroom

Rear Garden

Garage

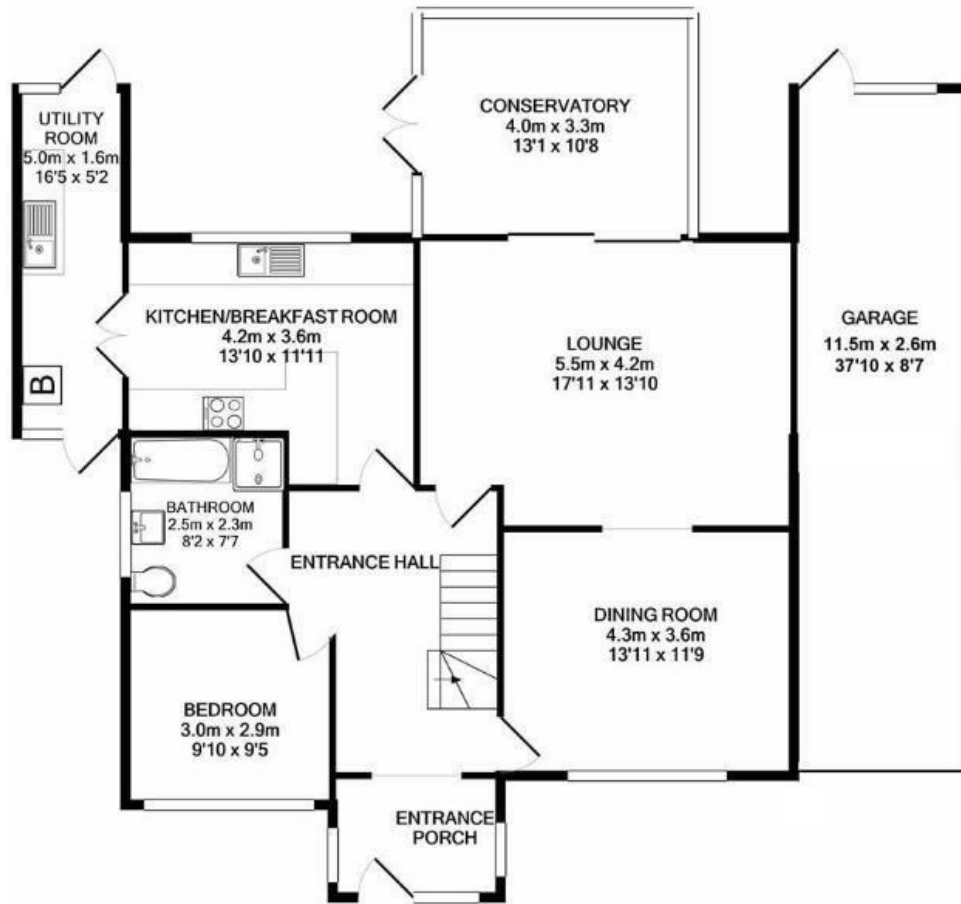
37'10" x 8'7" (11.53m x 2.62m)

EPC - D

Council Tax Band - E







GROUND FLOOR
APPROX. FLOOR
AREA 114.2 SQ.M.
(1230 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 56.3 SQ.M.
(606 SQ.FT.)

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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.

