



West Gate Arundel Road, Seaford, BN25 4NA

ROWLAND  
GORRINGE



# West Gate Arundel Road, Seaford, BN25 4NA

£1,200,000

West Gate is quite simply, stunning. No expense has been spared by the current owners in renovating this four bedroom five reception room detached residence which occupies a secluded and enviable plot within a few hundred yards of Seaford Golf Head Course.

West Gate was originally designed by Alwyn Underdown and reimagined by JD Clarke Architects for the 21st century with a brief to extend and modernize whilst seeking to retain its charm and flow.

The house is a warm and welcoming home with many modern benefits including tasteful Oak and glass reception porch, luxury kitchen with feature island and integrated appliances including a Smeg induction hob, BBQ grill & Quooker tap. The five reception rooms include a spacious and calming living room with impressive Inglenook fire place built with reclaimed French bricks, oak mantle, wood burner and tiled hearth. The dining area, snug and games room all lead off the kitchen with views over the rear garden through the ID systems sliding glass doors. The study is located to the side of the house separate from the main living areas offering privacy and its own private shower room/wc. Further benefits include; deluxe bathrooms, walk in dressing room, potential for air source heat pump heating, solar panels, quality replacement Georgian double glazing and rear extension clad in Millboard are just some of the features this wonderful home has to offer.

Outside, the plot size is approximately 0.2 of an acre, being set back from the road to give an enormous amount of seclusion and privacy. The front offers ample off road

parking for approximately 5 cars and access to the garage. Once you step through the gate you are transported and feel like you are in the peaceful countryside rather than a town. The front pathway, leading to the property is laid in Indian Sandstone, the front garden is laid to lawn with a variety of trees and shrubs, along with Portuguese laurel bushes which will help keep the privacy and seclusion for many years to come.

The rear garden is mainly laid to lawn with further porcelain tiled patio seating area which flows seamlessly through to the kitchen area.

Surrounded by the South Downs National Park, with over two miles of un-commercialised promenade and beach, Seaford offers a wide range of shopping facilities and a choice of restaurants, cafés and bars. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. Seaford railway station offers a service to London (Victoria 90 minutes). The adjoining cross channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.

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. The desirable and renowned Bedes private school can be found in nearby Eastbourne town and Lower Dicker.

An internal inspection is essential to fully appreciate this beautiful family home.

Viewings are strictly by invitation and will be accompanied by the sellers sole agent at all times.

















**Entrance Porch**  
11'2" x 7'8" (3.40m x 2.34m)

**Cloakroom**

**Kitchen/Dining Room**  
24'6" x 20" (7.47m x 6.10m)

**Snug**  
12'7" x 11'2" (3.84m x 3.40m)

**Games Room**  
13'4" x 11" (4.06m x 3.35m)

**Living Room**  
20'7" x 17'4" (6.27m x 5.28m)

**Study**  
9'3" x 8'11" (2.82m x 2.73m)

**Bathroom**  
**Utility**  
7'10" x 6'1" (2.39m x 1.85m)

**Boot Room**  
7'10" x 4'9" (2.39m x 1.45m)

**First Floor Landing**

**Master Suite**  
20'1" x 12'2" (6.12m x 3.71m)

**En-Suite**  
13'2" x 6'9" (4.01m x 2.06m)

**Walk In Wardrobe**  
6'10" x 6'9" (2.08m x 2.06m)

**Bedroom Two**  
15'8" x 9'1" (4.78m x 2.77m)

**Bedroom Three**  
13'1" x 8'9" (3.99m x 2.67m)

**Bedroom Four**  
11'1" x 8'6" (3.38m x 2.59m)

**Bathroom**  
9'1" x 6'2" (2.77m x 1.88m)

**Rear Garden**

**Front Garden**

**Garage**

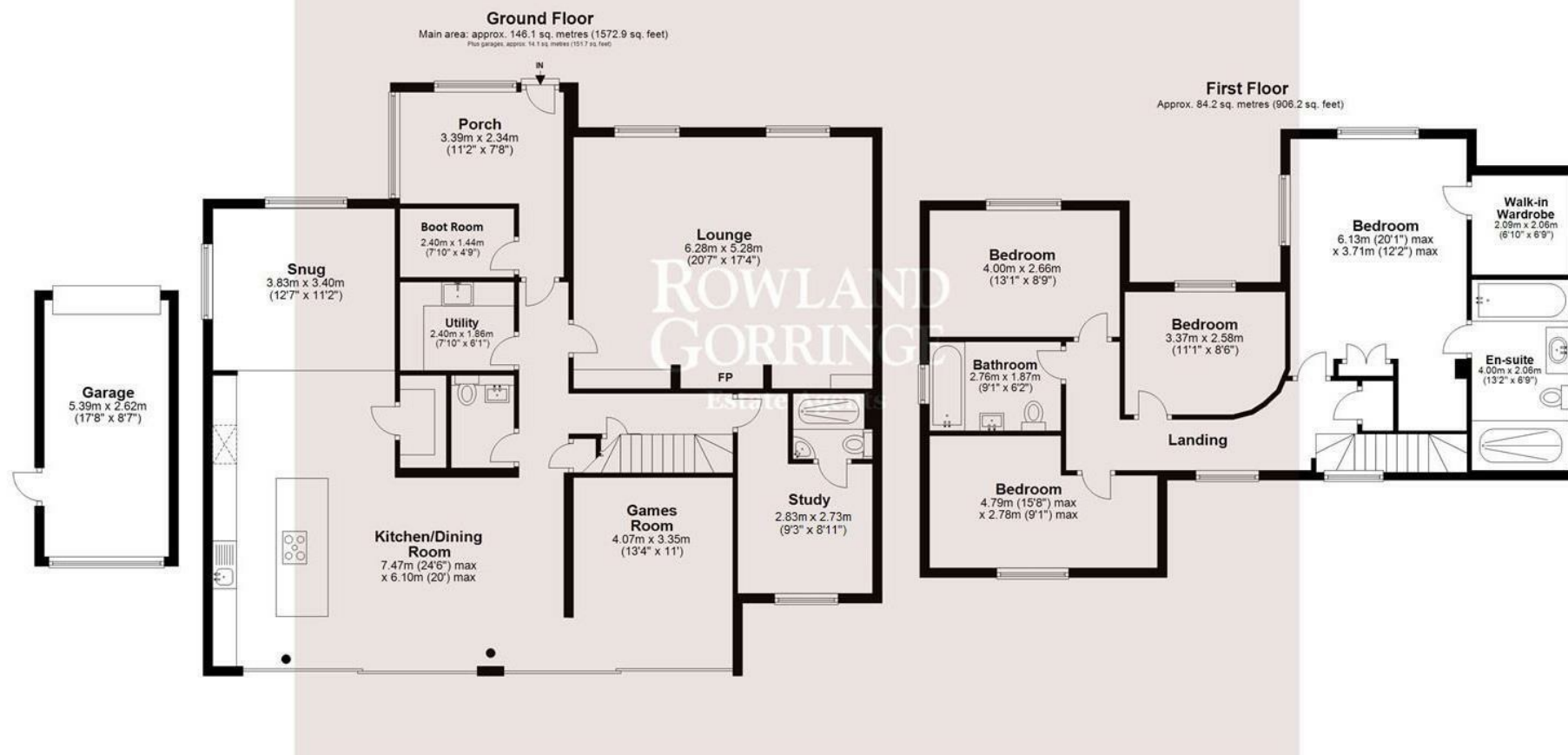
**EPC: C**

**Council Tax Band: F**









Main area: Approx. 230.3 sq. metres (2479.1 sq. feet)  
Plus garages, approx. 14.1 sq. metres (151.7 sq. feet)  
This floor plan is for illustrative purposes only. All measurements are approximate.

**Rowland Gorrington Estate Agents**  
Station Approach, Seaford, East Sussex, BN25 2AR  
**01323 490680**

hello@rowlandgorringe.co.uk  
rowlandgorringe.co.uk

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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