



Kenmare, 12 Green Walk, Seaford, East Sussex, BN25 4LY

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£995,000

A individual detached 1930's 'Alwyn Underdown' designed character house set in a un-adopted cul-de-sac being located in Seaford's most sought after locations set within the favoured south/east Seaford within a few hundred yards of Seaford Head golf course.

This detached property was one of the first properties to be built in Green Walk, and as a result proudly stands in established level gardens occupying a substantial plot of 230 ft x 105 ft with commanding views towards the iconic Seaford Head cliffs.

As you approach the property there is ample off street parking, giving access to garages either side of the property. The canopied front entrance leads to a small vestibule and the spacious entrance hall has stairs to the first floor and cloak room/WC.

The dual aspect lounge has a pleasant outlook over the garden, an inset log burner, which makes a nice focal point and has 'Austrian' oak flooring which extends to the principal rooms. There is a connecting door to the garden room. The adjoining dining room has an open fire, serving hatch and door to the garden room.

Off the entrance hall there is a useful study/home office and the kitchen which has a basic range of wall and base units, appliance space and floor standing central heating boiler. From the kitchen there is a walk in pantry and store cupboard and side door to a large covered loggia which has a

'gardeners toilet' and access to the garden.

On the first floor landing there is a separate WC, linen cupboard and loft access with ladder to large part boarded loft space. The master bedroom has dual aspect views towards Seaford Head and adjoining balcony. Bedroom two also has access to the balcony and stunning views. There are two further bedrooms on this floor and the family bathroom.

A particular feature of the property is the substantial south facing garden with direct views towards Seaford Head. The level plot has well established shrubs and trees, patio area extending to the side of the property where there is a green house and garage/work shop.

Green Walk is one the premier roads in Seaford being a private road with approximately 25 houses, the approach is gravel stones with a lawned central green.

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.









Entrance Hall

Cloakroom

Kitchen

12'4" x 9'2" (3.76m x 2.79m)

Dining Room

12'6" x 12'1" (3.81m x 3.68m)

Living Room

15'11" x 14'11" (4.85m x 4.55m)

Study

8'11" x 4'8" (2.72m x 1.42m)

Home Office

11'9" x 8'5" (3.58m x 2.57m)

Pantry

6'11" x 3'1" (2.11m x 0.94m)

WC

Loggia

11'8" x 11'4" (3.56m x 3.45m)

Sun Room

12'6" x 3'9" (3.81m x 1.14m)

Landing

Bedroom One

17'10" x 15'10" (5.44m x 4.83m)

Balcony

Bedroom Two

12'4" x 10'8" (3.76m x 3.25m)

Bedroom Three

12'4" x 9'11" (3.76m x 3.02m)

Bedroom Four

9'4" x 8" (2.84m x 2.44m)

Bathroom

Separate WC

Rear Garden

Garage

16'5" x 8'5" (5.00m x 2.57m)

Garage

26'4" x 8'10" (8.03m x 2.69m)

EPC - E

Council Tax Band - F

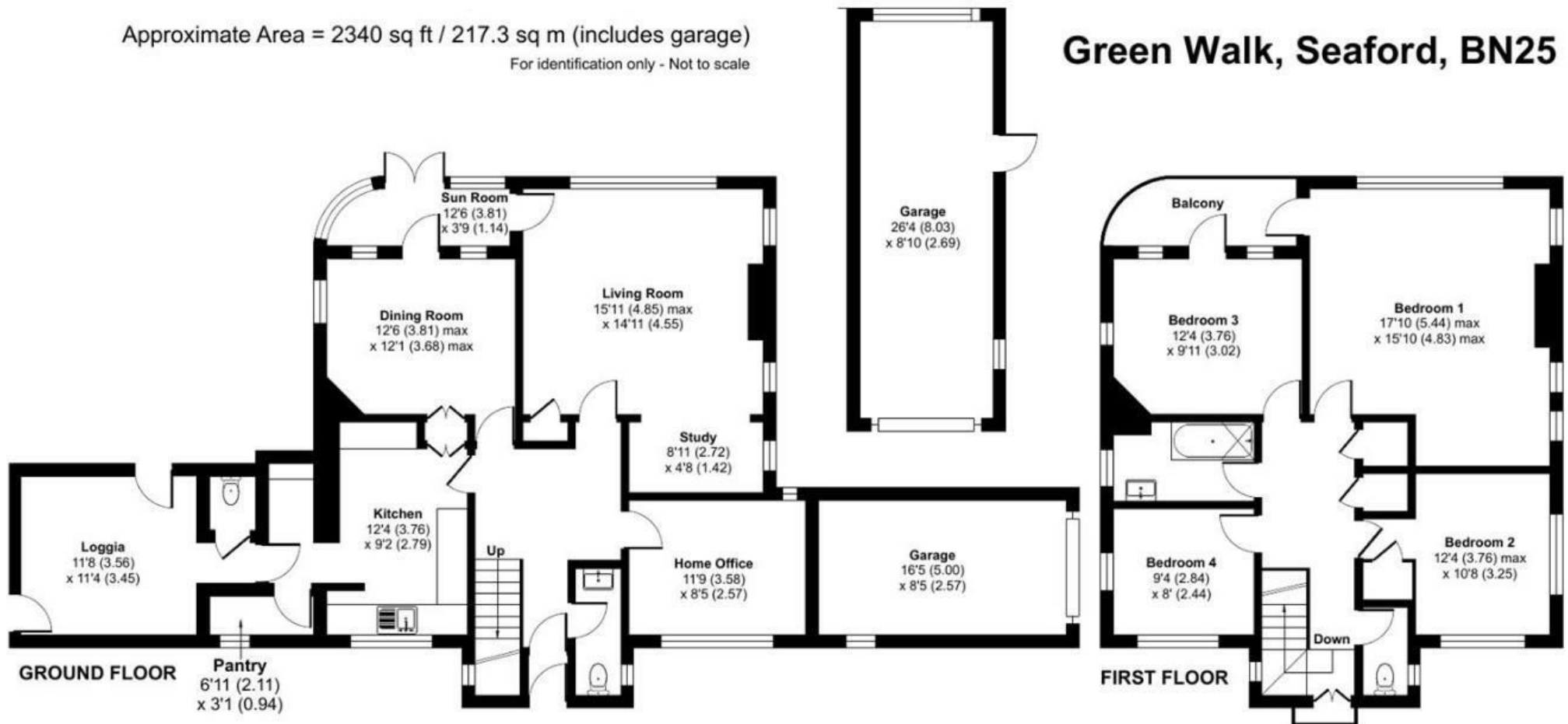




Approximate Area = 2340 sq ft / 217.3 sq m (includes garage)

For identification only - Not to scale

Green Walk, Seaford, BN25



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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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