



2 Homefield Road, Seaford, BN25 3DG

ROWLAND  
GORRINGE

## 2 Homefield Road, Seaford, BN25 3DG

£675,000

A stunning double fronted detached house built circa 1926, beautifully presented throughout & in this sought after location just off the historic Blatchington Hill area of Seaford.

This glorious character house has been recently remodelled and refurbished to an extremely high standard by the current owners with internal accommodation comprising; welcoming entrance hall having feature brick fireplace with wood surround and original wood flooring. The delightfully light living room offers a dual aspect, stripped wooden flooring and open fire with brick and tile surround. The kitchen is modern with matching wall and base cupboards, worktops extending to a breakfast bar and space and plumbing for appliances. The dining room again with dual aspect, stripped wood flooring and feature fire place further leads onto the conservatory which in turn opens out onto the garden. A utilities cupboard and downstairs cloakroom complete the ground floor accommodation.

There are four bedrooms, master suite boasting a dual aspect with Seaford Head views, walk in wardrobe and refitted en-suite shower room. Bedroom two further boasts a dual aspect and en-suite. The relocated and modern bathroom has a bath separate shower enclosure, wash hand basin and low level wc.

Outside the established gardens are to the front and side being secluded, with the

sunny aspect main garden area majority laid to lawn, decked seating area, further patio seating area and steps which lead down to the garage. In addition to the garage which offers power and light, the private gravel drive has parking for two cars.

Homefield road lies approximately half a mile from Seaford town centre and all its amenities. 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.

The prestigious and historic Seaford Golf club is located within 1km 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.

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**

**Living Room**

18'4" x 14'9" (5.6 x 4.5)

**Kitchen**

9'2" x 11'9" (2.8 x 3.6)

**Dining Room**

18'4" x 11'1" (5.6 x 3.4)

**Conservatory**

**Cloakroom**

**Landing**

**Bedroom One**

14'5" x 14'9" (4.4 x 4.5)

**En-Suite**

**Bedroom Two**

13'1" x 11'1" (4 x 3.4)

**En-Suite**

**Bedroom Three**

7'6" x 11'1" (2.3 x 3.4)

**Bedroom Four**

7'6" x 8'6" (2.3 x 2.6)

**Family Bathroom**

**Garden**

**Garage**

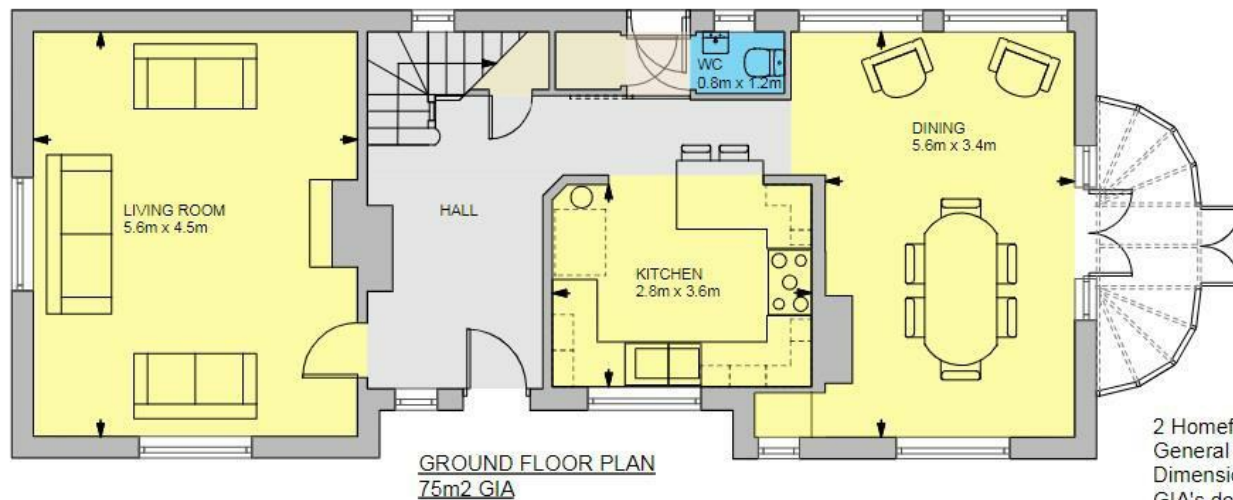
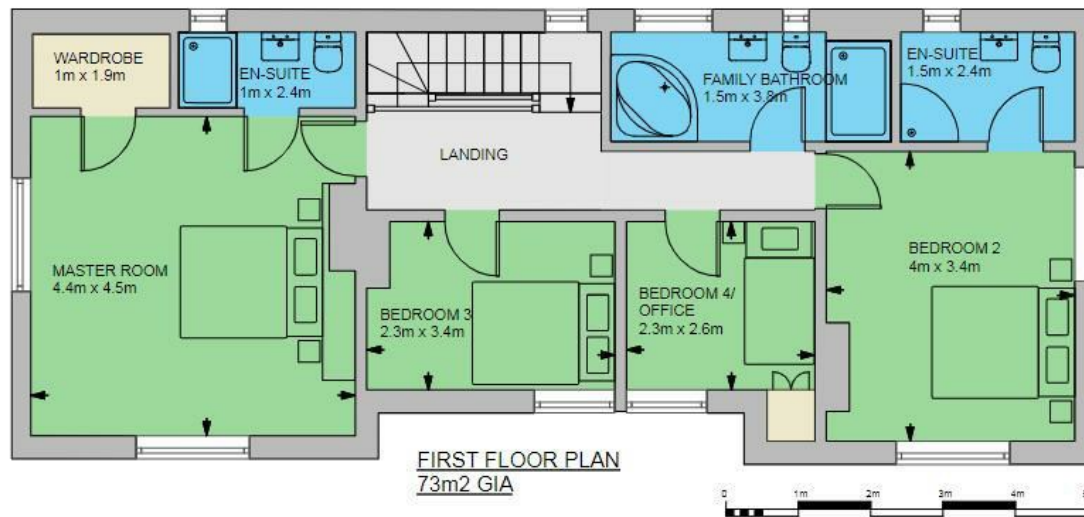
**Off Street Parking**

**EPC: D**

**Council tax Band: F**







2 Homefield Road  
General Arrangement Plans  
Dimensions are approximates  
GIA's do not include conservatory or garage

**Rowland Gorrings 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.

