



8 Corsica Close, Seaford, East Sussex, BN25 1BL

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£799,950

A spectacular and ready to move into extended three bedroom (formally four beds), four reception room detached house enjoying sea views with spacious open plan accommodation, landscaped gardens and no ongoing chain.

There are so many unique features to this splendid home, from the beautiful gardens, views and double garage, to the magnificent open plan reception room. Viewing is absolutely essential. The master bedroom suite with en-suite (formerly 2 rooms) offers glorious sea views especially from the south west facing balcony. Internally the property is well presented throughout offering spacious open plan living boasting a full height floor to ceiling window offering views towards to the sea, contemporary wood burning fire being built into the chimney breast, 2 sets of patio doors leading into the conservatory and further internal door opening onto the spacious and open plan kitchen diner which has matching wall and base cupboards, work surface, integrated appliances and AGA.

Outside there is ample off road parking leading to an integral double garage. Whilst to the rear the garden is arranged over two levels; ground floor level having the attraction of a heated

sunken swimming pool, delightful wooden pergola, hot tub, low maintenance artificial grass and flower borders. whilst to the top level the garden has been landscaped with garden studio/ office complete with electrics and fenced borders.

Corsica Close is located in the highly sought after South East/ Seaford Head area of Seaford with its nearby golf course, delightful downland and headland walks. The uncommercialised and extremely popular promenade and beach are within minutes walk. There are junior, secondary and sixth form schools close by and the town centre with all its amenities and railway station are also within a reasonable level walk.

Seaford is 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.









Entrance Hall

Open Plan Living/Dining Area

32'7" x 20'6" (9.93m x 6.25m)

Conservatory

20'6" x 10'5" (6.25m x 3.18m)

Kitchen

15'4" x 9'10" (4.67m x 3.00m)

Breakfast Room

15'4" x 10'5" (4.67m x 3.18m)

Cloakroom

Landing

Bedroom One

20'6" x 14'7" (6.25m x 4.45m)

En-Suite

Balcony

Bedroom Two

11'10" x 11'10" (3.61m x 3.61m)

Bedroom Three

10'8" x 9'10" (3.25m x 3.00m)

Bathroom

Double Garage

17'10" x 15'4" (5.44m x 4.67m)

Rear Garden

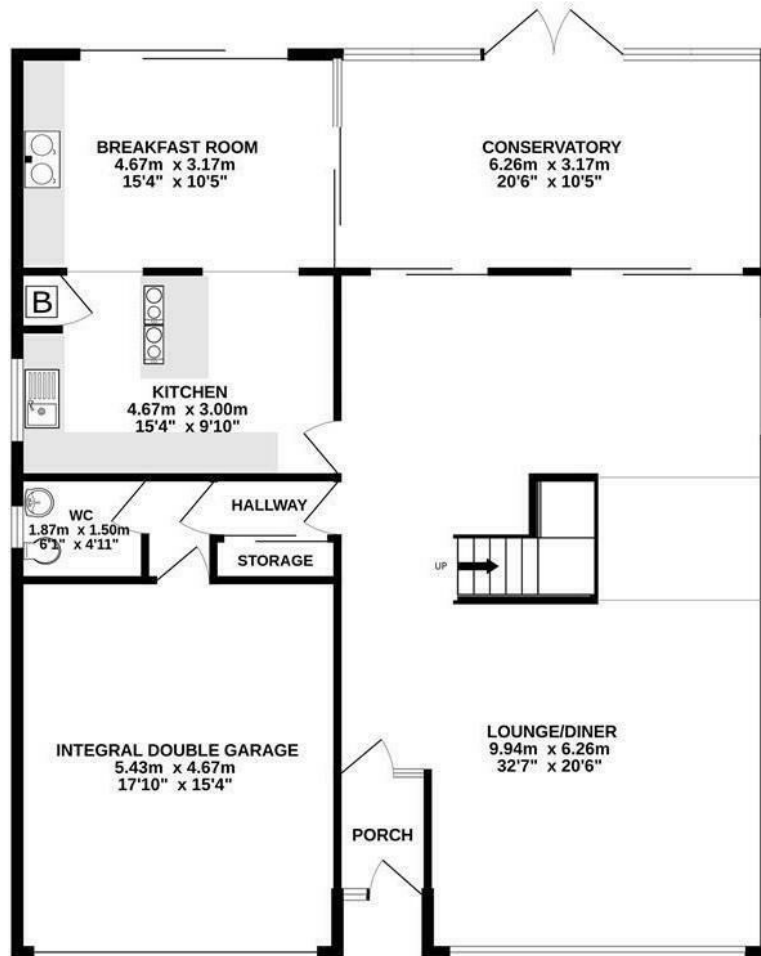
EPC: C

Council Tax Band: F

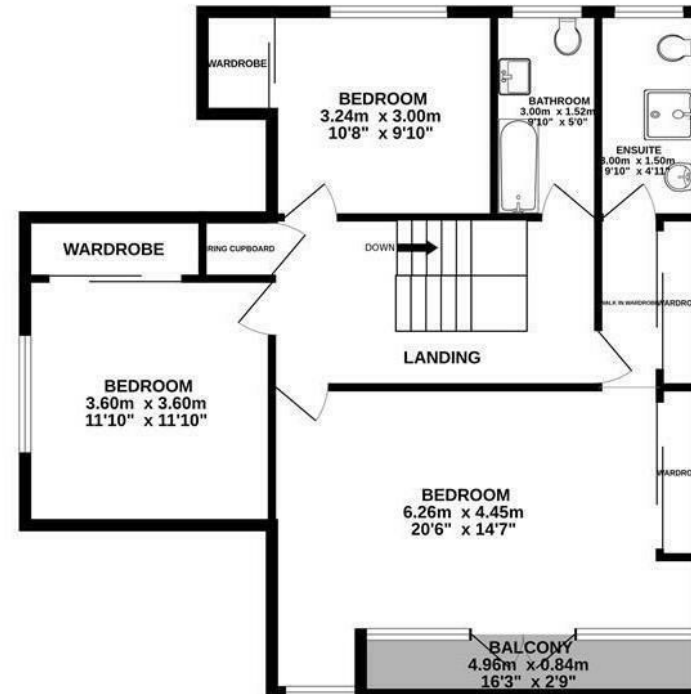




GROUND FLOOR
142.2 sq.m. (1531 sq.ft.) approx.



1ST FLOOR
75.7 sq.m. (815 sq.ft.) approx.



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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