



15 Crown Hill, Seaford, East Sussex, BN25 2XJ

ROWLAND  
GORRINGE

## 15 Crown Hill, Seaford, East Sussex, BN25 2XJ

£820,000

An impressive four bedroom detached house set in a residential cul-de-sac backing onto the South Downs National Park farmlands.

The property is light and bright, being beautifully presented throughout offering rooftop views to the front and uninterrupted farmland views to the rear. Internally the property offers a spacious hallway, through living room with wood burner and French doors to the rear patio seating area. The dining room opens onto the conservatory which further over looks and leads onto the rear garden. The modern kitchen boasts matching wall and base cupboards, integrated appliances, breakfast area, French doors to the rear and access to the garage which also houses the utilities. The cloakroom and study complete the ground floor accommodation. To the first floor there are four double bedrooms and a family bathroom. The master suite with built in wardrobes and recently refitted en-suite shower room. Further benefits upstairs include the stunning views over farmland.

Outside there is off road parking leading to the double door garage, remainder grass area and path to the front door. The rear garden is approximately 100ft in length with beautiful landscaped patio seating areas, steps to the lawn area and picturesque raised seating area with the most glorious Sea, harbour and farm land views.

Delightful walks can be enjoyed over the adjoining farmlands. Located on sought after Crown Hill, with a private golf course nearby and approximately half a mile from Seaford town centre. 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 Hall**

**Cloakroom**

**Kitchen/Breakfast Room**

10' x 20" (3.05m x 6.10m)

**Dining Room**

10'10" x 10'8" (3.30m x 3.25m)

**Living Room**

23' x 12" (7.01m x 3.66m)

**Study**

8' x 6'7" (2.44m x 2.01m)

**Conservatory**

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

**Landing**

**Bedroom One**

11'5" x 16'6" (3.48m x 5.03m)

**En-Suite Shower Room**

**Bedroom Two**

11'2" x 12'2" (3.40m x 3.71m)

**Bedroom Three**

1'2" x 12" (0.36m x 3.66m)

**Bedroom Four**

7'6" x 10'8" (2.29m x 3.25m)

**Bathroom**

**Rear Garden**

**Garage**

18'5" x 8'4" (5.61m x 2.54m)

**Storage**

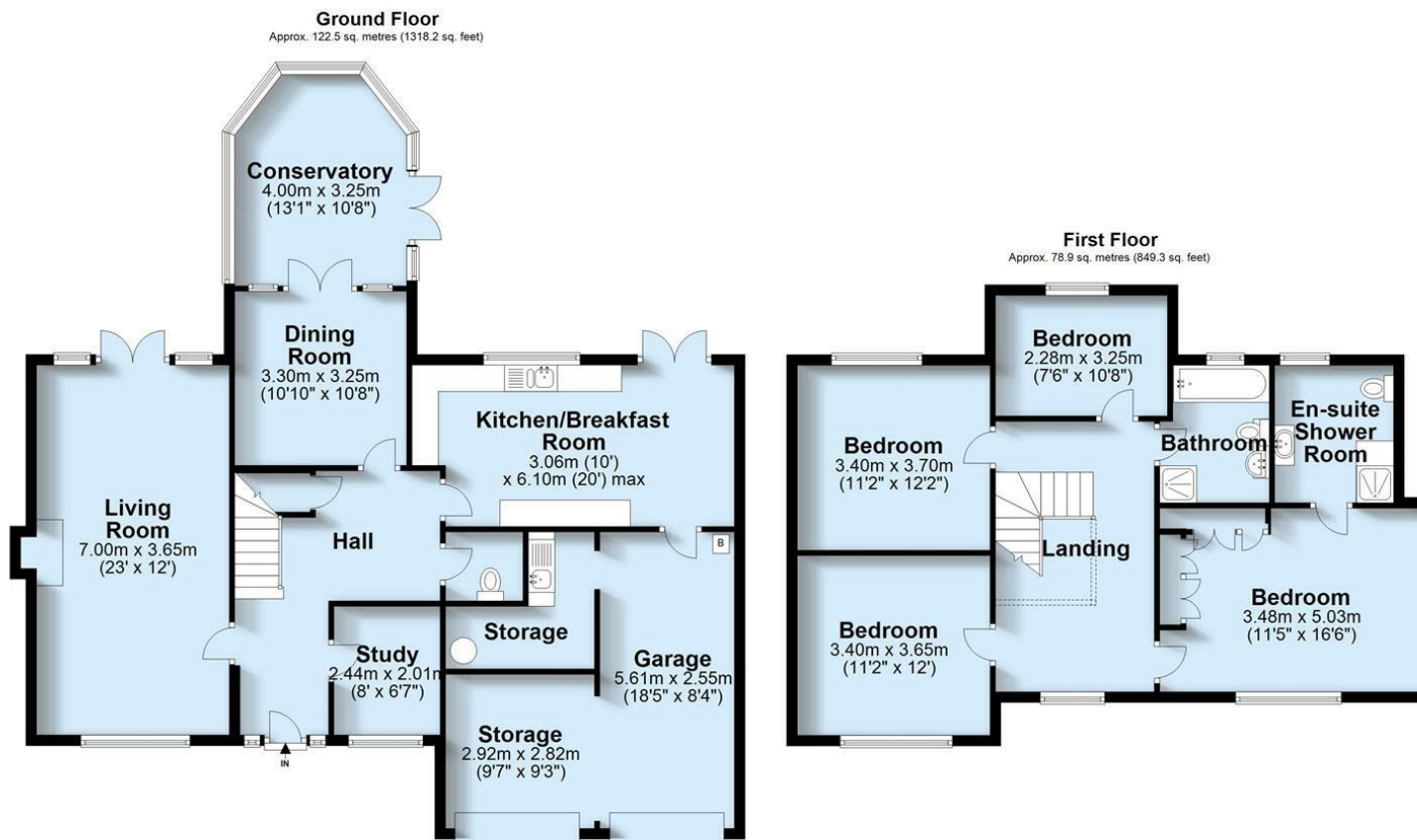
9'7" x 9'3" (2.92m x 2.82m)

**EPC - D**

**Council Tax Band - G**







Total area: approx. 201.4 sq. metres (2167.5 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.  
Plan produced using PlanUp.

**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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