



Norlington House Avondale Road, Seaford, BN25 1UD

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£1,200,000

Proudly standing in secluded landscaped gardens of approximately a third of an acre this impressive and immaculate double fronted flint house boasts much character whilst benefiting from being in a town centre location with a double garage, ample off road parking.

Norlington House is beautifully presented, much of the original charm and character remains and is now enhanced by the current owners' flair as they tastefully remodelled and renovated.

The oak entrance door opens to reveal an exceptional and unique property. You are met with beautiful oak panelling with turn staircase rising from an impressive entrance hall with picture window.

The open plan kitchen diner/ family area was formally three separate rooms. The kitchen is less than a year and designed around a large centre island with induction hob with integrated extraction. With stylish wall and base cupboards, white marble Quartz work surfaces with space and plumbing for fridge/ freezer, dishwasher, butler style double sink and 2 ovens. There is an abundance of light with windows to the front, side and rear with further door leading to the garden. The living room is dual aspect and leads you through to the conservatory which boasts exposed flint walls and access onto the garden. The cloakroom completes the ground floor. To the first floor there are four bedrooms, with the principle room being En-Suite. The family bathroom features a freestanding double ended bath, double sink and low level wc.

Set in landscaped gardens of approx. third of an acre, these gardens extend to all sides of the property giving a great degree of privacy and seclusion whilst enjoying a prominent south/westerly aspect corner plot within a conservation area overlooking Blatchington Pond

This unique period detached residence has quite a story. Originally built in 1603 occupying a site on the corner of Broad Street it was quite extraordinarily moved, flint by flint, in 1937 and re-erected in its present site. The property is completely flint faced with leaded light mullioned windows. Those to the front of the property have stone mullions and inside there is a wealth of oak and good timber floors

Ideally located on the outskirts of Seaford town centre, this property lies within a quarter of a mile of Seaford mainline railway station which provides regular services to Lewes, Brighton and London.

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 approximately 1 mile 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

Cloakroom

**Open Plan Kitchen Dining/
Family Room**

25'8" x 19'7" (7.82m x 5.97m)

Living Room

26'3" x 12'9" (8.00m x 3.89m)

Conservatory

23'9" x 13'3" (7.24m x 4.04m)

Landing

Bedroom One

14'9" x 13'2" (4.50m x 4.01m)

En-Suite

Bedroom Two

13" x 12'9" (3.96m x 3.89m)

Bedroom Three

13" x 12'9" (3.96m x 3.89m)

Bedroom Four

10'9" x 7'2" (3.28m x 2.18m)

Bathroom

Off Road Parking

Double Garage

Front, Side & Rear Garden

EPC - D

Council Tax Band - G







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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.

