



3 Firle Drive, Seaford, East Sussex, BN25 2HT

ROWLAND
GORRINGE

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£950,000

A stunningly presented detached 4 double bedroom house within a private Lane and in a highly sought after area of Seaford.

Light and spacious the property has been improved, extended, refurbished by the current owners, including a roof extension, rewired throughout and replumbed. Entrance to the house is through a large hallway with open staircase. A through living room has a triple aspect, working wood-burner, French doors leading to the rear patio, 2 sets of double doors leading to the kitchen/diner and the hallway, respectively. Previously 2 rooms the current owners have knocked the kitchen and dining room together, creating an ideal large, light and spacious kitchen/diner with French doors onto the rear patio. A good sized 18' family room with triple aspect sits to the front of the property. Whilst behind the kitchen is a utility/boot room with rear side door onto a covered walkway to the double garage and garden. Completing the ground floor accommodation is a modern downstairs shower/wc from the hallway.

Upstairs is a generous open landing, the 4 double bedrooms and a family

bathroom. The master bedroom is part of the roof extension and now boasts an ensuite shower/wc and over looking the rear garden. Bedroom 4 is also part of the roof extension and now has velux windows to both 'skeelings' and feature window with south/easterly aspect.

Outside the rear garden is private and secure with a large patio area adjoining the property, large lawn, mature trees, covered and gated side access to the front/garage/house. To the front is a mature privacy hedge, lawn with a pathway leading to the front door and to the side a large drive (with turning point) for several vehicles leading to the double garage.

Firle Drive is a private no through road/lane, situated off the highly sought after Firle Road approximately half a mile from Blatchington Golf Course and delightful downland walks. A local general store can be found in nearby Princess Drive, whilst Seaford town centre, railway station, sea front promenade and beach are all within approximately one mile.









Entrance Hall

9'3" x 14'5" (2.82m x 4.40m)

Living Room

21'11" x 13'1" (6.70m x 4.00m)

Kitchen/Dining Room

12'4" x 22'7" (3.78m x 6.89m)

Family Room

18'8" x 13'4" (5.70m x 4.07m)

Shower/WC

Utility/Boot Room

9'0" x 6'11" (2.76m x 2.13m)

Landing

Master Bedroom

12'4" x 18'4" (3.78m x 5.60m)

- Ensuite Shower/WC

Bedroom

11'1" x 13'1" (3.38m x 4.00m)

Bedroom

10'10" x 13'1" (3.31m x 4.00m)

Bedroom

18'0" x 12'1" (5.51m x 3.70m)

Bathroom

Double Garage

17'2" x 17'2" (5.25m x 5.25m)

Front Garden

Driveway

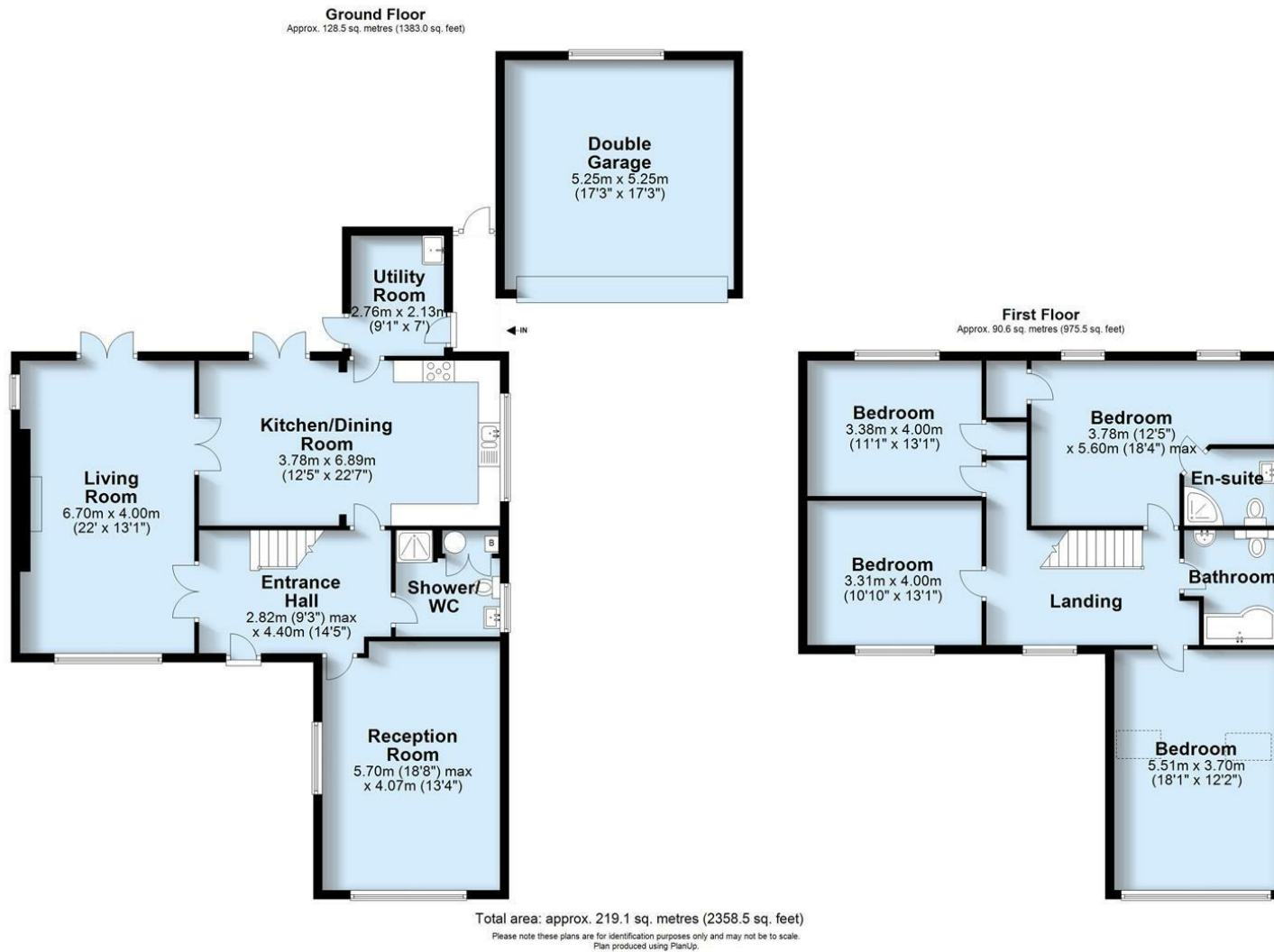
Rear Garden

Council Tax Band: G

EPC: C







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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.

