



San Rafael, 47 Firle Road, Seaford, BN25 2HU



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£1,600,000

A magnificent double fronted detached house built circa 1929, beautifully presented throughout & set in a secluded location on the desired 'South side' of Firle Road.

San Rafael proudly stands on approximately 2/3 of an acre. To the front, the carriage drive offers ample off road parking and access to the double garage with electric up and over doors. The impressive traditional wooden front double doors open into a welcoming entrance hall which draws you immediately to the eye catching wooden stair case, galleried landing and double height ceilings. All the primary rooms are extremely light and bright being west facing and over look the rear garden.

On the ground floor there are four reception rooms including a dual aspect living room with doors leading to the rear garden, dining room with feature bay window, snug with French doors to the rear, refitted kitchen breakfast room with adjoining utility room and further study. The gym/ office and low level WC complete the ground floor accommodation.

To the first floor there are five double bedrooms, including master with en-suite bathroom and internal sauna. Further family bathroom and a Jack and Jill shower room. Far reaching sea views can be enjoyed from most of the upstairs accommodation.

The 190ft westerly aspect rear garden enjoys far reaching views, the rear the patio is approximately 60ft in width and is a real

sun trap. The gardens are split into several well maintained and thought-out areas, the main area is level being mainly laid to lawn, with steps leading down to the 40'x18' swimming pool with paved seating area, covered pool boiler room. A private wooded area/ wild garden is located at the foot of the garden.

San Rafael 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 700m 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**

**Kitchen/Breakfast Room**  
18'8" x 11'6" (5.69m x 3.51m)

**Utility Room**  
18'8" x 6'5" (5.69m x 1.96m)

**Living Room**  
22'2" x 25'3" (6.76m x 7.70m)

**Dining Room**  
17" x 12'8" (5.18m x 3.86m)

**Snug**  
15'5" x 12'11" (4.70m x 3.94m)

**Study**  
18'8" x 8'6" (5.69m x 2.59m)

**Landing**

**Master Bedroom**  
18'11" x 19'2" (5.77m x 5.84m)

**En-Suite**

**Sauna**

**Bedroom Two**  
20'11" x 13'9" (6.38m x 4.19m)

**Bedroom Three**  
18'7" x 17'9" (5.66m x 5.41m)

**Bedroom Four**  
16'1" x 12'8" (4.90m x 3.86m)

**Bedroom Five**  
11'6" x 11'2" (3.51m x 3.40m)

**Shower Room**

**Bathroom**

**Gym/ Office**  
11'3" x 14'9" (3.43m x 4.50m)

**Double Garage**  
23'7" x 20" (7.19m x 6.10m)

**Rear Garden**

**EPC - D**

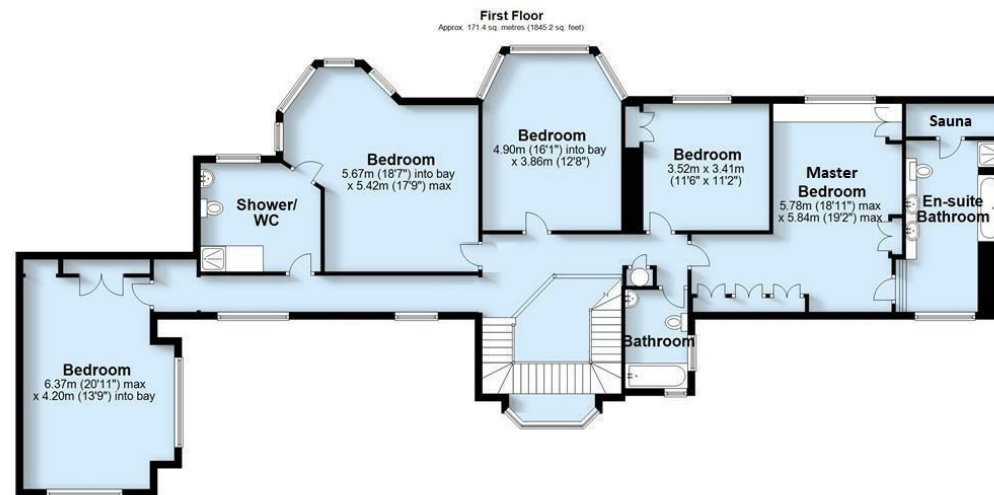
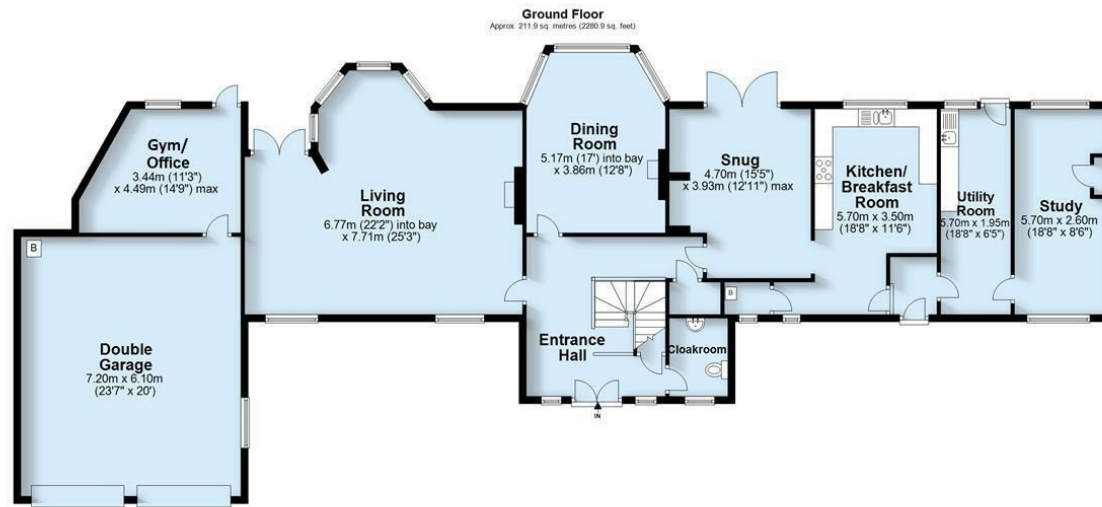
**Council Tax Band - G**











Total area: approx. 383.3 sq. metres (4126.1 sq. feet)  
Please note these plans are for identification purposes only and may not be to scale.  
Plan produced using PlanIt.

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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.

