



4 The Close, Fitzgerald Avenue, Seaford, BN25 1BA

ROWLAND
GORRINGE

4 The Close, Fitzgerald Avenue, Seaford, BN25 1BA

£825,000

A stunningly presented detached 4 double bedroom house set within a small private close in the highly sought after South East quarter of Seaford and offered to the market with no onward chain.

A uniquely designed modern house (completed circa 2014) with a light and spacious feel from the property's East/West aspect. On entering there is a generous sized hall with a returning stair-case and an impressive feature window to the front from the half landing.

The beautifully light and spacious 22' kitchen/dining room has an L-shaped bank of high gloss wall/base units with fitted appliances and polished Caesarstone work tops. There is a full size Smeg fan oven with a Smeg combi microwave/grill/ fan oven above. A splash of colour highlights the sink area whilst a central island houses the gas hob and a feature oak breakfast bar. The dining area is situated in front of bi-fold doors overlooking the terrace and rear garden. Double doors lead into the dual aspect living room which also has bi-fold doors opening onto the terrace and garden.

From the hall there is access to the integral garage which has a utility area comprising of a sink with cupboards under and wall cupboards above. There are also two under worktop spaces and plumbing for washing machine/tumble dryer. The main garage door is electric up/over.

The downstairs cloakroom is off the hallway

and has a fitted coat/storage cupboard. Completing the ground floor accommodation is the study.

Upstairs there is a sizeable gallery-style landing with an airing cupboard.

The master bedroom is dual aspect, has built-in wardrobes and an en-suite shower-room with a walk-in shower, toilet and basin. Bedrooms 2 and 4 have a range of white, high gloss modular wardrobes and cupboards, which are included in the sale. Bedroom 4 is currently being used as a dressing room. The family bathroom has a separate corner shower, a bath, basin and a toilet. The Velux window allows natural light and views to the sky.

Outside: the private easterly garden has a large terrace adjoining the property, while the garden is mainly laid to lawn, with a gazebo and decorative borders. There is a shed to the side and secure access on both sides of the property. To the front there is a drive with parking for several vehicles and a boundary of Olive trees.

Located in the highly desirable South East quarter of Seaford, The Close is a private close off Fitzgerald Avenue and is ideally located close to a primary school, secondary school, golf course Seaford Head, seafront promenade and beach - which are all located within less than 1/2 mile. Whilst Seaford Town Centre is less than a mile from the property with all amenities, railway station and bus services along the A259.









Entrance Hall

Kitchen/Dining Room

22'4" x 16'9" (6.81m x 5.11m)

Living Room

15'8" x 14'0" (4.78m x 4.27m)

Study

10'0" x 7'3" (3.05m x 2.21m)

Cloakroom/WC

Integral Garage & Utility

18'4" x 9'9" (5.59m x 2.97m)

Master Bedroom

15'1" x 10'11" (4.60m x 3.33m)

- EnSuite Shower/WC

Bedroom 2

11'5" x 12'2" (3.48m x 3.71m)

Bedroom 3

12'0" x 8'4" (3.66m x 2.54m)

Bedroom 4

11'4" x 8'5" (3.45m x 2.57m)

Bathroom

Landing

Drive

Front Garden

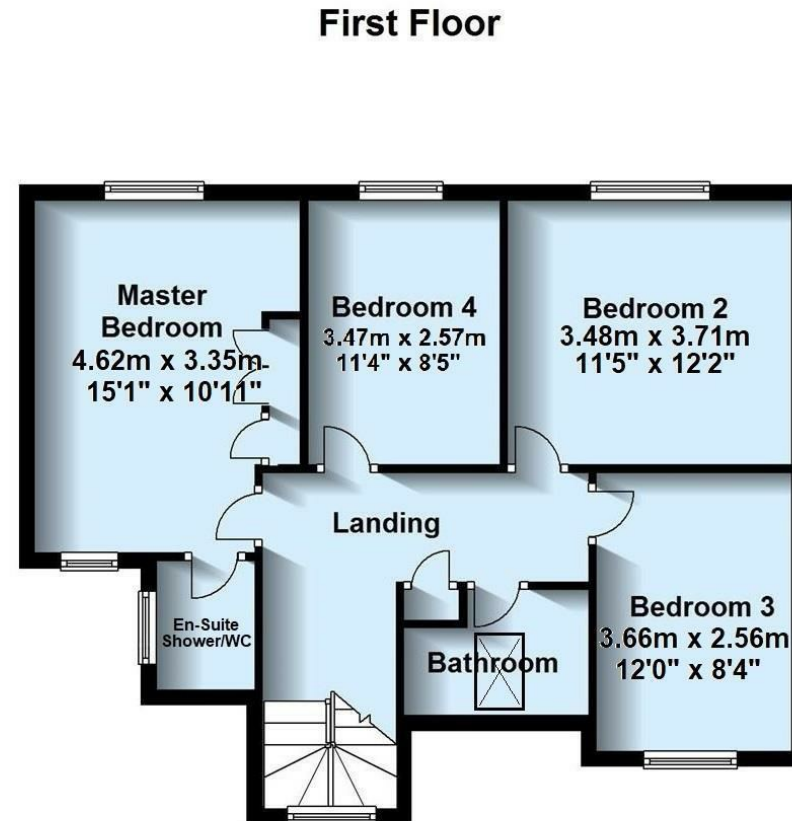
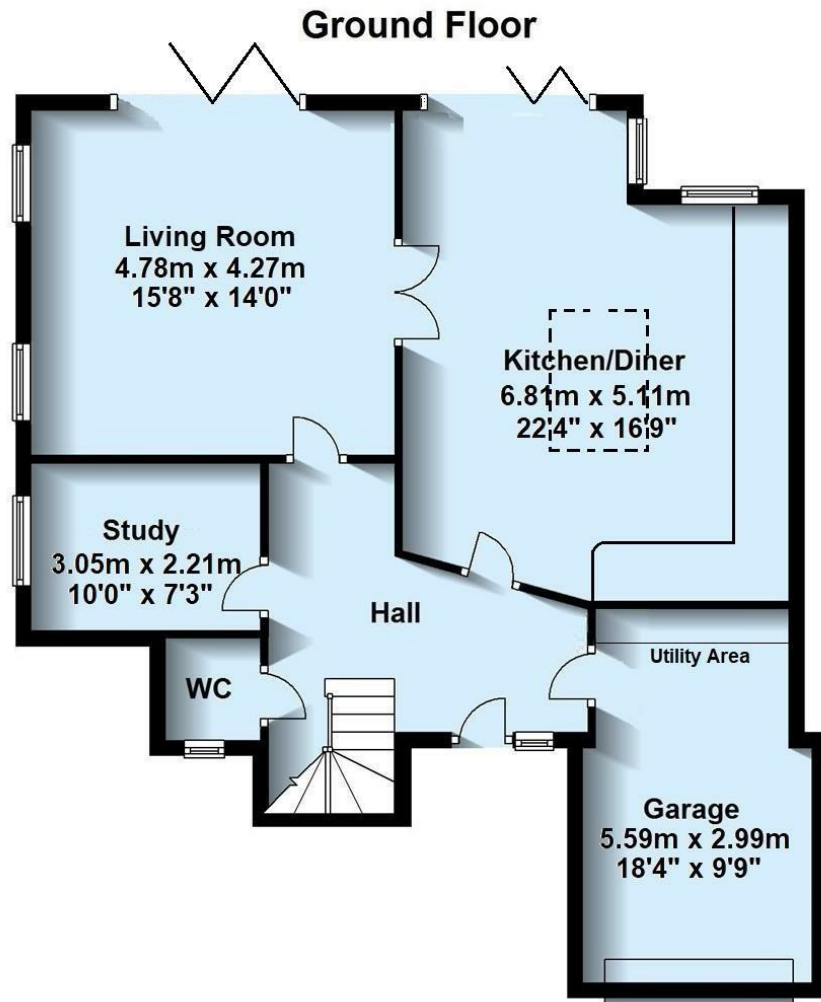
Rear Garden

Council Tax Band: F

EPC: B







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

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