



10 Bracken Road, Seaford, BN25 4HR

ROWLAND
GORRINGE

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Guide Price £800,000

An immaculately presented and extended (2138sq ft) four bedroom detached house being ideally situated in the sought after South East Corner, within a moments walk to Seaford Head golf course and areas of outstanding natural beauty.

This impressive detached house has been expertly renovated and improved by the current owners to incorporate a two storey rear extension. Internally you are welcomed by a spacious entrance porch which leads to the inner hallway giving access to the primary rooms and a downstairs cloakroom. The delightful lounge with bay window to the front aspect and modern gas fire with marble surround; wooden sliding pocket doors open up into the family area.

The stunning open plan kitchen diner and family room measures an impressive 31' x 22', Offering the 'wow' factor, being a real show stopper. The luxury kitchen area is modern with matching wall and base cupboards, quartz work tops, integrated appliances and spacious island with stool seating under. The Kardean oak effect herringbone flooring flows throughout, bi-fold doors concertina to offer an abundance of natural light and really imposes the indoor/outdoor living this house boasts.

The practical utility room complete with space and plumbing for washing machine and tumble dryer, ample storage cupboards, 'dog shower', side door and further access leading to the garage store room.

The first floor has a light and spacious landing serving all the rooms to include four bedrooms and a family bathroom. The master suite offers built in wardrobes and a modern and fully tiled ensuite shower room, whilst the modern family bathroom has bath, separate shower cubicle, low level WC and wash hand basin set into a vanity unit.

Outside there is ample off road parking with a brick block driveway and remainder being laid to lawn. The secluded south west facing garden is approximately 75' in length, being mainly laid to lawn, summer house, shed and delightful patio seating area which leads out from the open plan kitchen diner/family room.

Surrounded by the South Downs National Park, with over two miles of un-commercialised promenade and beach, Seaford offers a wide range of shopping facilities and a choice of restaurants, cafés and bars. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. Seaford railway station offers a service to London (Victoria 90 minutes). The adjoining cross channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.

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. The desirable and renowned Bedes private school can be found in nearby Eastbourne town and Lower Dicker.









Entrance Porch

Entrance Hall

Living Room

18'3" x 11'4" (5.56m x 3.45m)

Open Plan Kitchen/Dining/ Family Room

31'11" x 22'2" (9.73m x 6.76m)

Utility Room

9'10" x 7'1" (3.00m x 2.16m)

Cloakroom

Spacious Landing

Bedroom One

18'3" x 9'6" (5.56m x 2.90m)

En-Suite

Bedroom Two

20'1" x 11'8" (6.12m x 3.56m)

Bedroom Three

15'7" x 9'9" (4.75m x 2.97m)

Bedroom Four

12'10" x 8'8" (3.91m x 2.64m)

Bathroom

Eaves Storage

Front Garden & Parking

Rear Garden

Garage Storage

9'1" x 5'9" (2.77m x 1.75m)

Solar Panels

EPC: B

Council Tax Band: E





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Approximate Gross Internal Floor Area = 198.59 sq m / 2138 sq ft

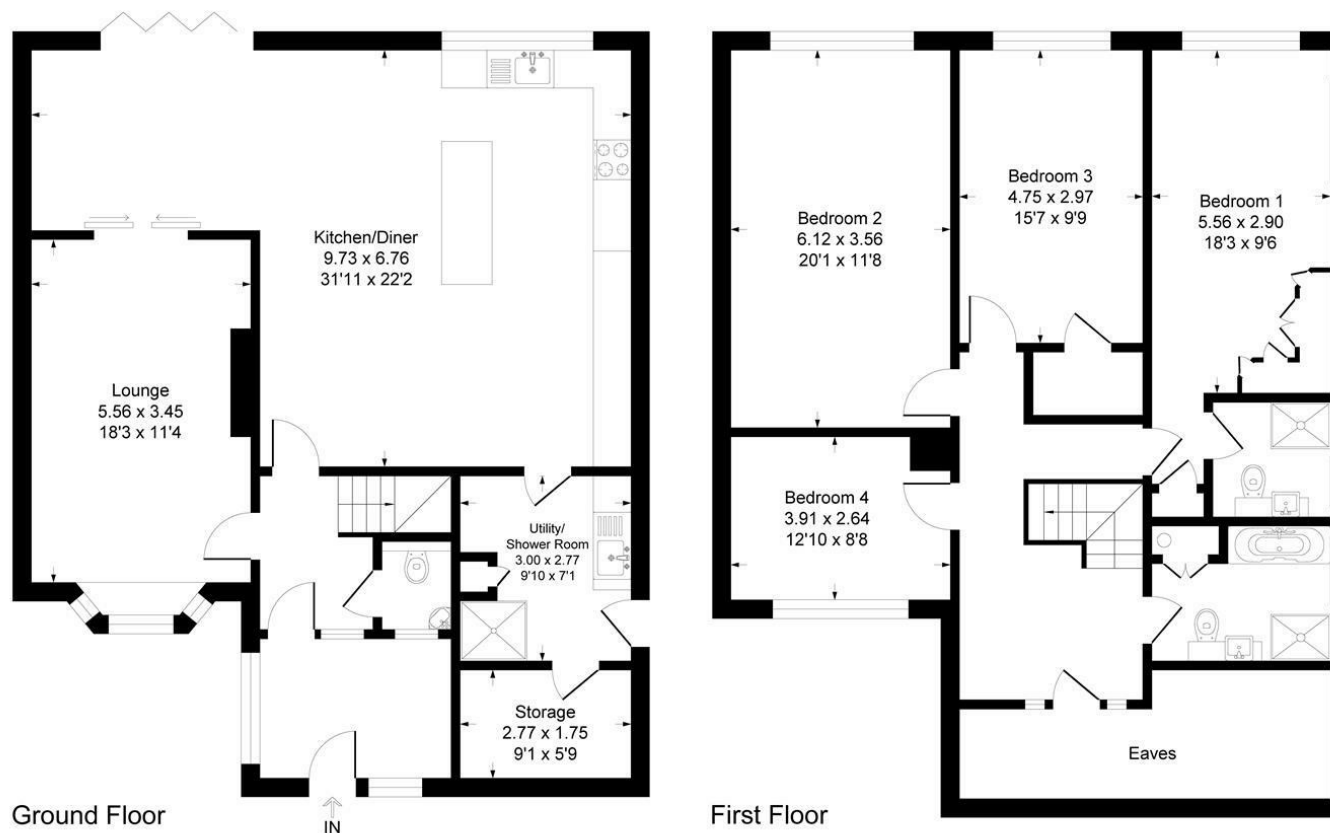


Illustration for identification purposes only, measurements are approximate, not to scale

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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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