



14 Firle Close, Seaford, BN25 2HL

ROWLAND
GORRINGE

14 Firle Close, Seaford, BN25 2HL

£1,100,000

An immaculate and extended detached family home boasting five bedrooms, 4 ensuites, and the most impressive 23'7" x 20' bespoke and handmade kitchen/ family room. Further benefits include a generous rear garden and ample off road parking.

This beautiful house has a wonderful mix of charm/ character throughout with a modern and luxury finish. Internally you will find Victorian style radiators throughout, wood flooring in the lounge and hallway, limestone flooring to the kitchen, wood burner and wooden doors with thumb latch fittings.

As you enter the house you are instantly greeted by the space and aura of the house,. Your eyes are drawn through the hallway to the stunning kitchen/ family room and the open views to the garden. The delightful lounge is to the front aspect, wooden floors and wood burner, an arch leads through to the formal dining room again with wood floors and door leading to the side courtyard. The kitchen family room which was extended circa 2018 is a fantastic size with handmade bespoke kitchen units , wood work tops, further island with marble work surface. This room welcomes an abundance of light from the skylight above and Bi-Fold doors which lead out onto the garden. A double bedroom, ensuite and further cloakroom complete the ground floor. To the first floor there are four bedrooms, 3 of which have ensuite shower/ bathrooms.

Outside there is off road parking leading to

the front door along with side access and further door to the house. The rear garden is approximately 75' in length being mainly laid to lawn, with seating areas including a sunken deck seating area with storage under. There is also a summer house, potting shed, greenhouse and pizza oven found in the garden.

Firle Close is a quiet close lying 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 800m 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

Lounge

16'11" x 12'11" (5.16m x 3.94m)

Dining Room

13'2" x 9'10" (4.01m x 3.00m)

Kitchen/ Family Room

27'3" x 20' (8.31m x 6.10m)

Bedroom Four

15'3" x 11'9" (4.65m x 3.58m)

Ensuite Shower

Utility Room

11'6" x 8'2" (3.51m x 2.49m)

Cloakroom

First Floor Landing

Bedroom One

13' x 12'10" (3.96m x 3.91m)

Ensuite Bathroom

Bedroom Two

14'11" x 10'10" (4.55m x 3.30m)

Ensuite Shower

Bedroom Three

13'4" x 13'2" (4.06m x 4.01m)

Ensuite Bathroom

Bedroom Five

Off Road Parking

Rear Garden

Summer House

EPC: D

Council Tax: F





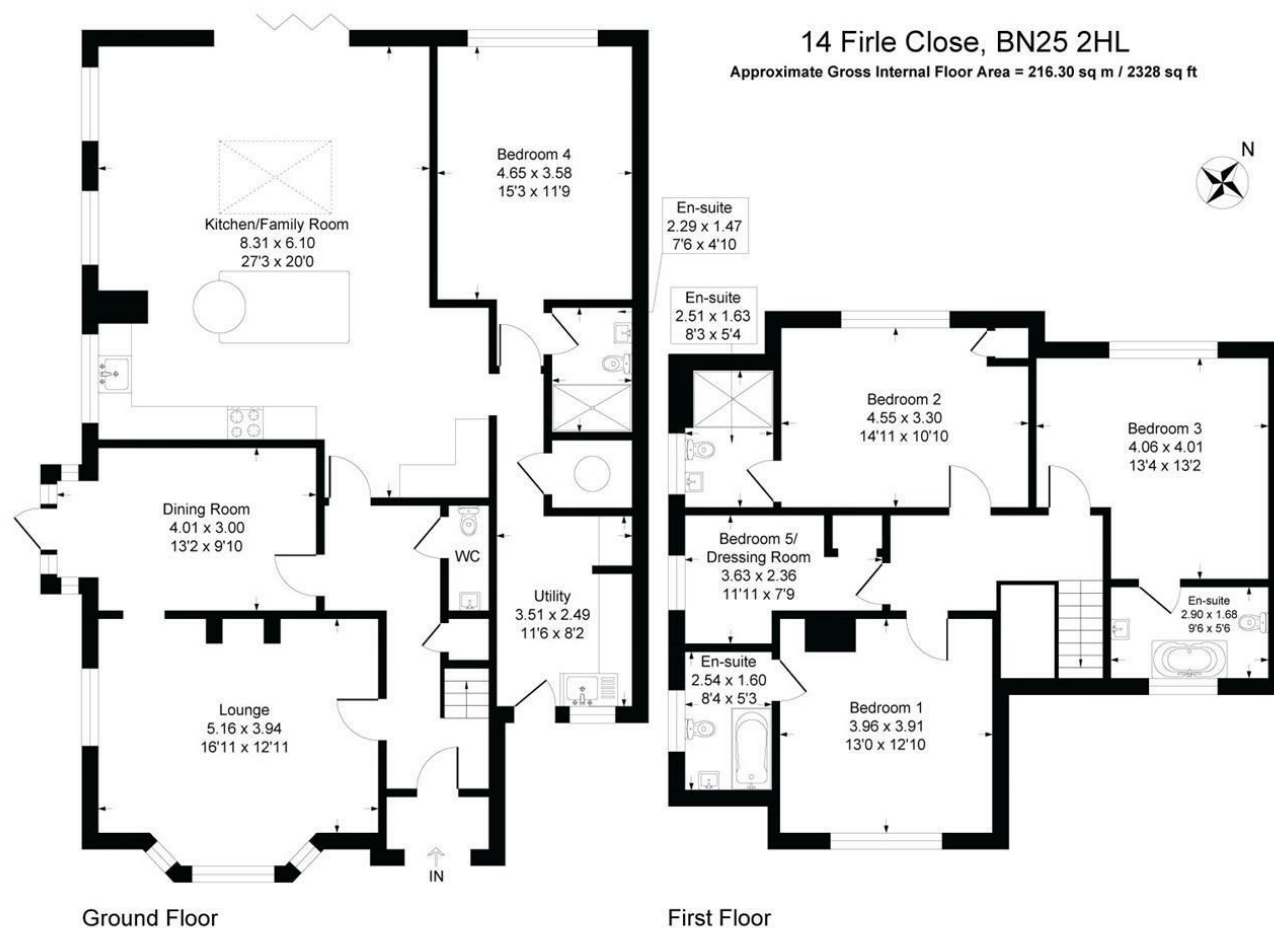


Illustration for identification purposes only, measurements are approximate, not to scale

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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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