



Lambs Acre Blatchington Close, Seaford, East Sussex, BN25 3EJ



## Lambs Acre Blatchington Close, Seaford, East Sussex, BN25 3EJ £995,000

An immaculately presented and stylish four bedroom detached house set on a great size plot within a sought after no through road. This extended family home boasts a private south facing rear garden, ample off road parking and garage.

Built Circa 1966, on a plot size of approximately one third of an acre being fully renovated and extended to an extremely high standard by the current owners, with accommodation comprising; Covered entrance porch, welcoming entrance hall, formal living room, with a triple aspect including French doors leading onto the rear, exposed wood flooring and open fire with surround. An impressive open plan kitchen diner/ family area is extremely light and bright with 3 sets of French doors leading on the rear patio. The kitchen has matching wall and base cupboards, island, space for appliances, 2x ovens, gas hob, inset sink and drainer. The downstairs shower room completes the ground floor.

To the first floor there are four double bedrooms and a family bathroom, en suite bathroom to bedroom two, dual aspect master suite with Juliette balcony, vaulted and feature beam ceiling.

Outside to the front there is ample off road parking leading to the garage, with power and light and electric over door. The sunny aspect rear garden is landscaped with a spacious patio seating area, lawn, flint wall and fence borders, shed and side access.

Blatchington Close is a quiet no through road just off the historic Blatchington Hill which 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 1km 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 Porch**

**Entrance Hall**

**Open Plan Kitchen Diner**

**Kitchen**

20'3" x 11'9" (6.17m x 3.58m)

**Dining Room**

20" x 12'2" (6.10m x 3.71m)

**Lounge**

20'2" x 13'11" (6.15m x 4.24m)

**Shower Room/WC**

**Landing**

**Bedroom One**

18'4" x 10'10" (5.59m x 3.30m)

**En-Suite Bathroom**

**Bedroom Two**

20'1" x 12'5" (6.12m x 3.78m)

**Bedroom Three**

13'10" x 10'7" (4.22m x 3.23m)

**Bedroom Four**

10'7" x 9'5" (3.23m x 2.87m)

**Bathroom**

**Front Garden**

**Garage**

20'3" x 8'11" (6.17m x 2.72m)

**Rear Garden**

**EPC: D**

**Council Tax Band: F**









## Lambs Acre, BN25 3EJ

Approximate Gross Internal Floor Area = 197.47 sq m / 2126 sq ft

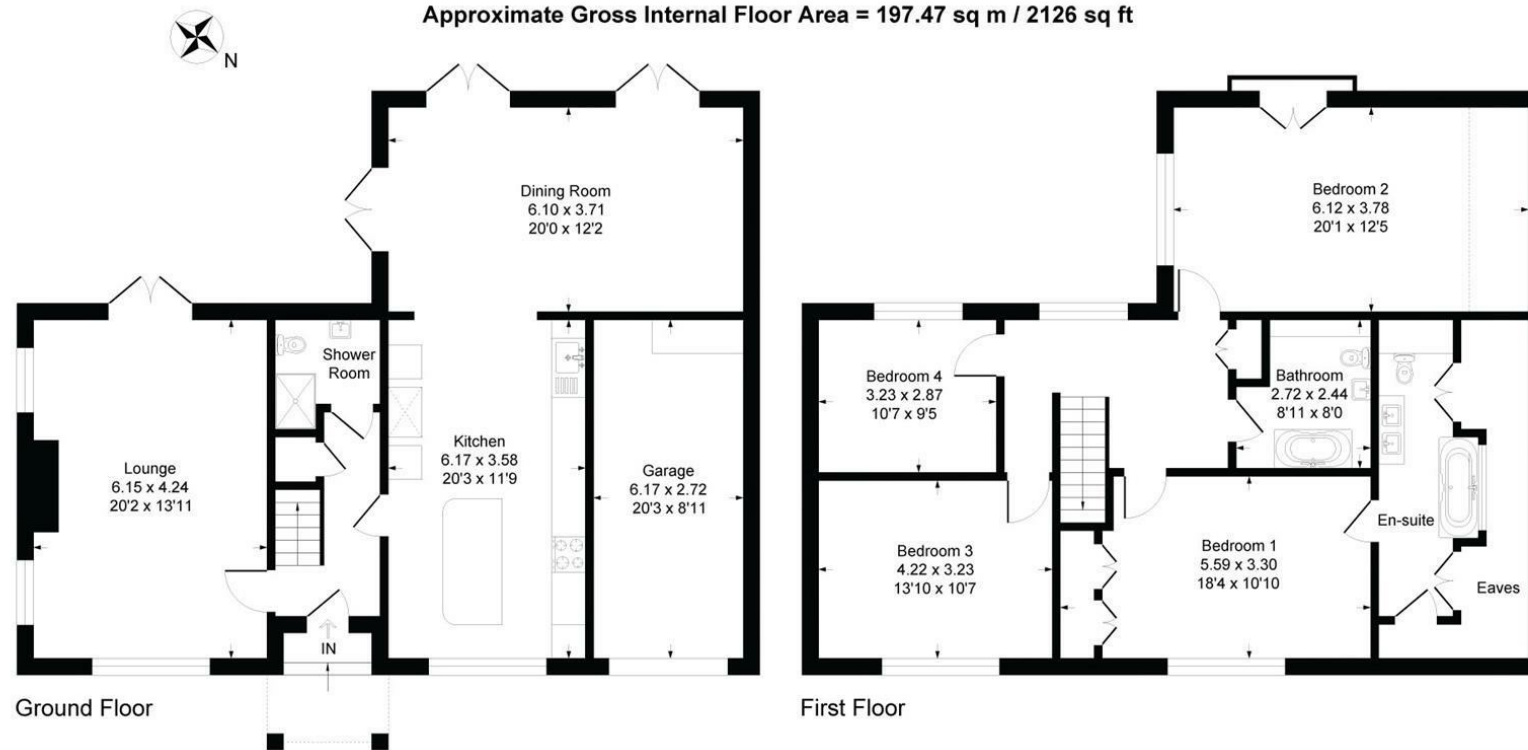


Illustration for identification purposes only, measurements are approximate, not to scale

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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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