



3 Elm Close, Seaford, BN25 4BX

ROWLAND
GORRINGE

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£795,000

A deceptively spacious five bedroom, four reception rooms detached house with the most stunning countryside, sea and cliff views. Further benefits include a sunny aspect rear garden, off road parking, double garage and no ongoing chain.

Built circa 1976, with the same owner since new. The internal accommodation briefly comprises; Spacious porch area offering access into the double garage and welcoming entrance hall. The modern kitchen breakfast room has work surface which extends into a breakfast bar with matching base cupboards and some integrated appliances. French doors open up onto the rear garden whilst the room boasts stunning uninterrupted views towards The Seven Sister and Cuckmere Haven. Adjoining the kitchen is the useful utility room which has a door which leads to the garage. The dual aspect living room has a working fire place and doors which open on to the sun room again offering the picturesque views. A covered workshop with patio doors to the front, dining room and walk in wet room complete the ground floor accommodation. There are five bedrooms on the first floor, including a master suite with built in wardrobes, en suite shower room and patio doors with balcony again

offering the most spectacular views. The modern bathroom can also be found on the spacious landing.

Outside to the front there is off road parking leading to the garage, remainder grass area with summer house. The rear garden is mainly laid to lawn with remainder patio seating area, fence borders, gated side access and further gate leading directly onto the open countryside.

Elm Close is a Cul de Sac within the highly desirable south east quarter of Seaford and is adjoining delightful countryside walks over the picturesque and spectacular Cuckmere Valley.

Seaford town centre, Railway station and the seafront are all within approximately one and a half miles. 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 larger coastal resorts of Eastbourne and Brighton are approximately 10 and 13 miles respectively and Gatwick airport 42 miles.

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

Kitchen/Dining Room

14'9" x 18'2" (4.50m x 5.54m)

Lounge

20'7" x 10'8" (6.27m x 3.25m)

Utility Room

7'1" x 6'3" (2.16m x 1.91m)

Study

11'2" x 7'7" (3.40m x 2.31m)

Games Room/ Workshop

17'7" x 12" (5.36m x 3.66m)

Sun Room

7'1" x 17'6" (2.16m x 5.33m)

Shower Room

Landing

Bedroom One

11'2" x 14'2" (3.40m x 4.32m)

En-Suite

Bedroom Two

11'2" x 14'1" (3.40m x 4.29m)

Bedroom Three

10" x 14'2" (3.05m x 4.32m)

Bedroom Four

9'1" x 10'8" (2.77m x 3.25m)

Bedroom Five

11'2" x 8'2" (3.40m x 2.49m)

Bathroom

Rear Garden

Double Garage

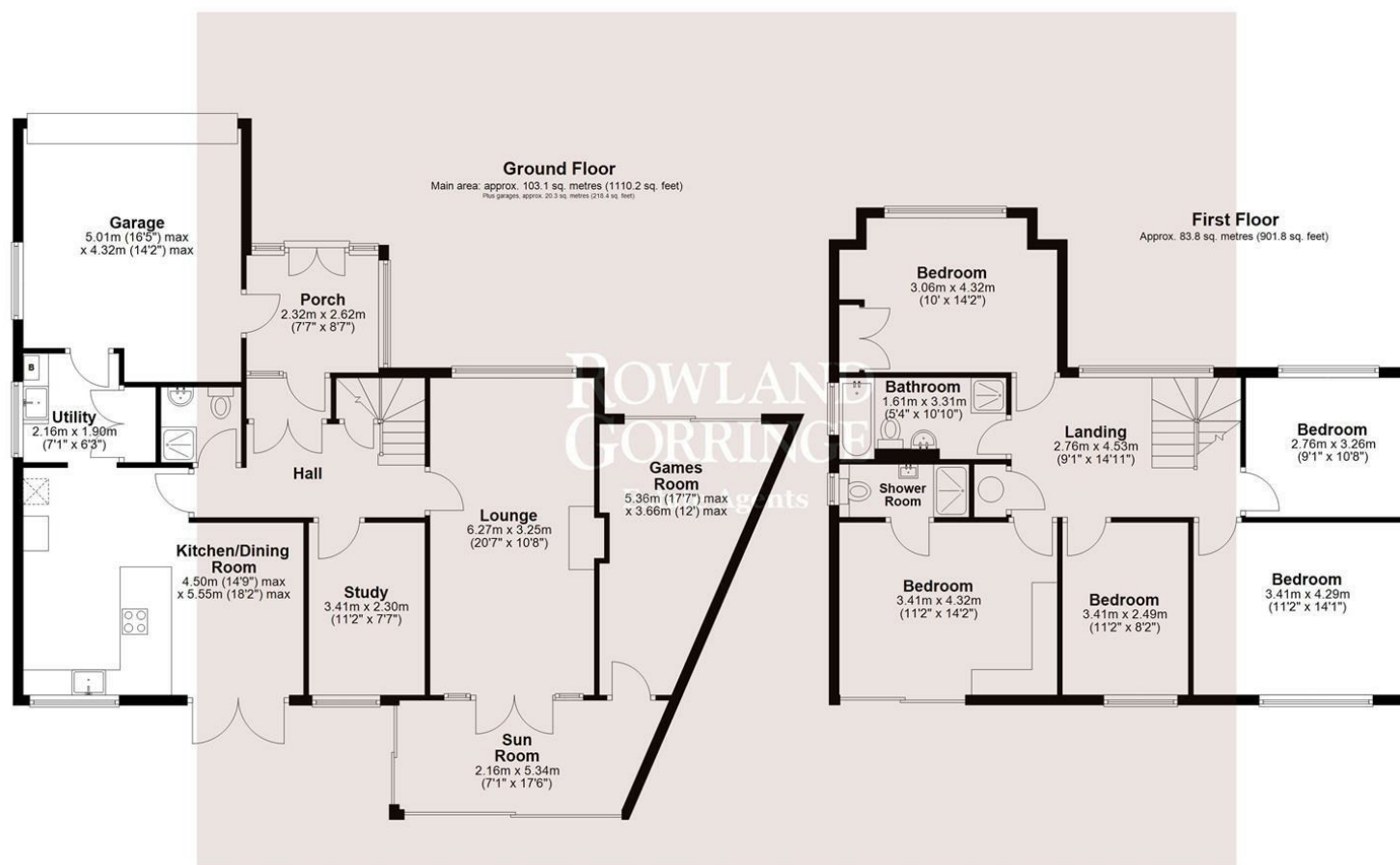
16'5" x 14'2" (5.00m x 4.32m)

EPC: C

Council Tax Band: F







Main area: Approx. 186.9 sq. metres (2012.0 sq. feet)
Plus garages, approx. 20.3 sq. metres (218.4 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.

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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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