



37 St. Peters Road, Seaford, BN25 2HP

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## Guide Price £600,000

An opportunity to acquire a detached property located in the sought after, St Peters Road, a private close within the sought after parish of East Blatchington. and within half a mile of Seaford town centre and railway station, with routes to Brighton and London.

Accommodation is extremely versatile, being arranged and extended over two floors comprising with a potential to form a self-contained annexe, which could be ideal for multi generation living arrangements.

The ground floor consists of: L-shaped kitchen/breakfast room, spacious dining room two sitting rooms, study, kitchenette, double bedroom, shower room and a ground floor bathroom.

On the first floor has three double bedrooms, together with a modern en-suite bathroom.

There is a good size westerly aspect rear garden, and plenty of parking to the front of the property.

Ground Floor - Covered entrance door opening into a spacious hallway with a walk in storage cupboard and two further cloaks cupboards. This part of the property has the potential to form an annex or further ground floor bedrooms/ hobbies rooms. and comprises a southerly aspect sitting room with adjoining kitchenette with window over rear garden. The sitting room has a door providing independent access to a rear patio. There is also a double bedroom with built in wardrobe and a spacious shower room.

From the hallway there is access to an L-shaped kitchen/ breakfast room which has plenty of appliance space, comprehensive range of gloss fronted units with plenty of work tops. Opening into a double aspect dining space with large window and door overlooking the rear garden. A useful lobby, built in storage cupboard and ground floor bathroom also lead off the kitchen area.

There is a study housing the gas fired boiler together with good size sitting room being double aspect and having stripped wooden flooring and a brick built fireplace surround with coal burner.

First Floor - From the first floor landing there are three double bedrooms having a southerly aspect. The main bedroom has the benefit of a white vintage style en suite with free standing bath tub, bidet, wash bowl and WC.

To the front of the house there is plenty of parking for vehicles, a gated side way leading to the main house entrance, together separate pathway affording access to the entrance of the potential annexe. There is a reasonable size southerly aspect rear garden with paved patio and lawn area being fenced enclosed with an additional raised York stone patio leading from the potential annexe.

St Peters Road is a private road and one of Seaford's most premier roads being within the desirable Parish of East Blatchington, approximately three quarters of a mile from Seaford town centre with its range of shops, bus and rail services, pubs, cafes, restaurants, library, parks and beach. 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.









**Kitchen/Breakfast Room**  
21'8" x 17'5" (6.60m x 5.31m)

**Dining Room**  
17'11" x 9'4" (5.46m x 2.84m)

**Living Room**  
21'8" x 16'2" (6.60m x 4.93m)

**Study**  
10'11" x 7'11" (3.33m x 2.41m)

**Bathroom**  
7'11" x 5'7" (2.41m x 1.70m)

**Landing**

**Bedroom One**  
14" x 12'8" (4.27m x 3.86m)

**En-Suite**  
11'2" x 9'11" (3.40m x 3.02m)

**Bedroom Two**  
12'4" x 10'5" (3.76m x 3.18m)

**Bedroom Three**  
11" x 9'3" (3.35m x 2.82m)

**Entrance Hall**

**Sitting Room**  
16'10" x 11" (5.13m x 3.35m)

**Utility**  
7'5" x 6'11" (2.26m x 2.11m)

**Bedroom**  
11'8" x 11" (3.56m x 3.35m)

**Shower Room**  
8'6" x 5'11" (2.59m x 1.80m)

**Rear Garden**

**EPC: E**

**Council Tax Band: F**







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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