



69 Cuckmere Road, Seaford, BN25 4DL

ROWLAND
GORRINGE

69 Cuckmere Road, Seaford, BN25 4DL

£650,000

A stunning detached house that has been extended and refurbished to a high standard throughout the property.

Now boasting a flint frontage to the front door and extension, this detached house has powder painted aluminum triple glazing through-out, with under floor heating and engineered oak flooring to the original footprint of the ground floor. You enter the property through a light and spacious hall with bespoke returning staircase leading upstairs. The downstairs cloakroom/wc has been extended and now boasts a fitted walk-in shower with Italian marble. Double doors from the hall lead into the living area with bay to the front and open through aspect to: the dining area and kitchen stretches across the rear of the property with bifold doors onto the garden from the dining area. The modern kitchen has fitted appliances, boiling tap to the double ceramic sink, views over the garden and has an open entrance to: the remaining extension has lantern roof, utilities

area and a delightful garden room area that has bifold doors onto the garden. As you climb the stairs to the first floor you will notice a landing window as well as a lightwell with roof window. Once on the landing the engineered flooring continues, you will find all 3 bedrooms, the main bathroom/wc and a 'bright' separate toilet. The main bedroom has a bay window and views towards Seaford Head, the views are also enjoyed by bedroom 3.

Outside the rear garden is private and mature. Largely laid to lawn with various established beds/shrubs, there is a delightful patio area with flint wall behind, which also has power and water. There is also secure side access to the front, which has parking and lawn.

Cuckmere Road is one of Seaford's most sought after locations, being in the heart of the South East quarter of Seaford, close to Seaford Head golf course, yet within easy reach of schools, leisure centre and recreation grounds, local shops and bus services. Seaford town centre with all its amenities, railway station, delightful downland walks, seafront promenade and beach are all within approximately one mile.









Entrance Hall

Kitchen

11'7" x 8'10" (3.53m x 2.69m)

Lounge/Diner

22'8" x 12'6" (6.91m x 3.81m)

Bathroom

9'5" x 8'2" (2.87m x 2.49m)

Sun Room/Utility

17'2" x 9'8" (5.23m x 2.95m)

Hallway

Bedroom One

10'11" x 10'11" (3.33m x 3.33m)

Bedroom Two

10'11" x 10'9" (3.33m x 3.28m)

Bedroom Three

12'2" x 6'11" (3.71m x 2.11m)

Bathroom

8'10" x 8'1" (2.69m x 2.46m)

Separate WC

Rear Garden

EPC: C

Council Tax Band: E





69 Cuckmere Rd, BN25 4DL

Approximate Gross Internal Floor Area = 117.66 sq m / 1267 sq ft

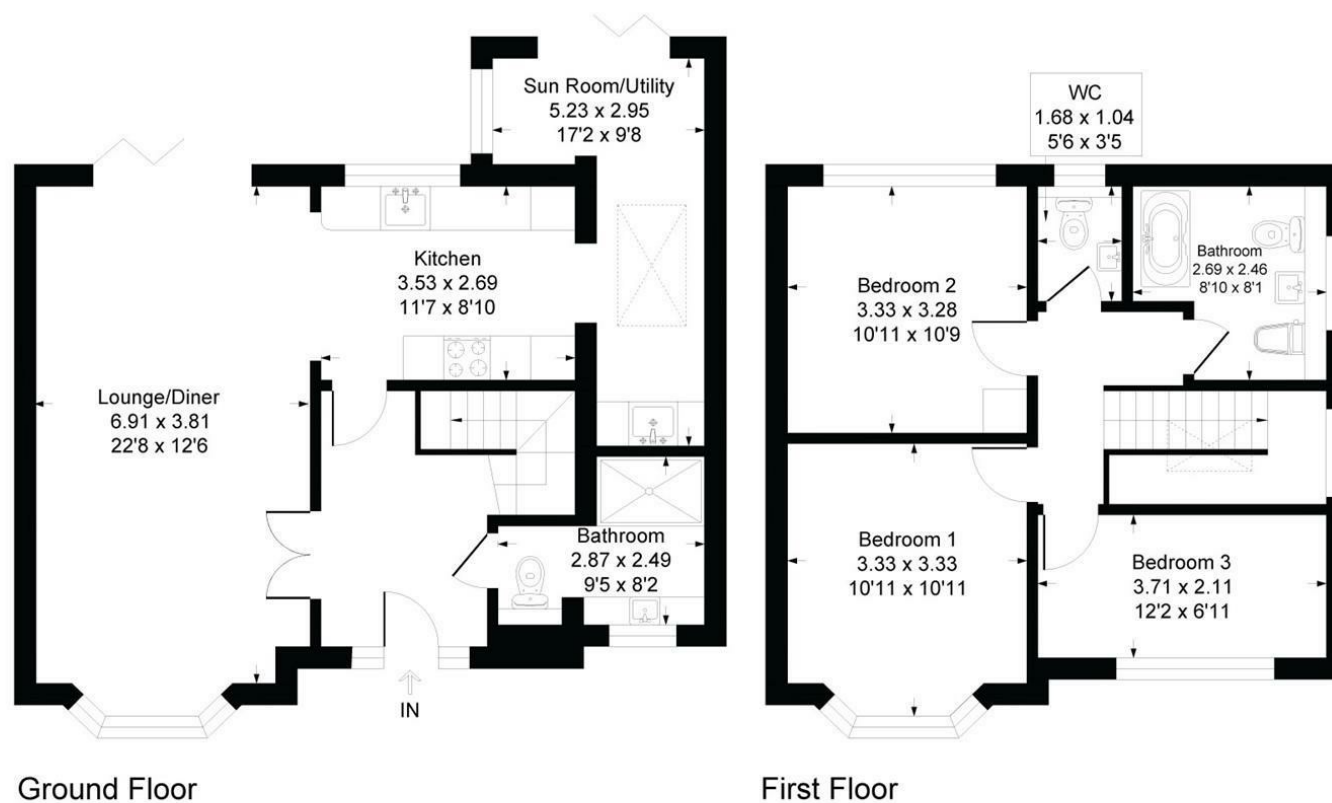


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

rowlandgorringe.co.uk

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.

**ROWLAND
GORRINGTON**