



4 Elm Close, Seaford, BN25 4BX

ROWLAND
GORRINGE

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£675,000

A well presented and spacious five bedroom, three reception room detached house with stunning Cuckmere Valley Views. Further benefits include a south facing rear garden, ample off road parking, double garage and no ongoing chain.

Built in the 1970's, whilst being improved and decorated recently this light and bright family home offers well presented accommodation comprising; Porch area with access to the garage, welcoming entrance hall. The modern kitchen has matching wall and base cupboards being dual aspect with attractive views over the rear garden. Adjoining the kitchen is a useful utility room with door to side. The living room again is dual aspect with views to the front aspect and patio doors leading to the rear patio. The dining room, study and wc complete the ground floor. There are five bedrooms on the first floor, including a principal suite with built in wardrobes and en-suite shower room. The family bathroom can also be found on the spacious landing. Spectacular views of the Cuckmere Valley can be enjoyed from the south facing bedrooms.

Outside to the front there is off road parking leading to the double garage, remainder grass area. The secluded and southerly aspect rear garden is mainly laid to lawn with remainder patio seating area, fence borders and gated side access.

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

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

Kitchen
14'9" x 7'11" (4.50m x 2.41m)

Utility Room
8'2" x 7" (2.49m x 2.13m)

Dining Room
11'2" x 10'8" (3.40m x 3.25m)

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

Cloakroom

Spacious Landing

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

En-Suite

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

Bedroom Three
14'2" x 13" (4.32m x 3.96m)

Bedroom Four
10'6" x 9'1" (3.20m x 2.77m)

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

Bathroom

Double Garage
16" x 14'2" (4.88m x 4.32m)

Rear Garden

EPC: D

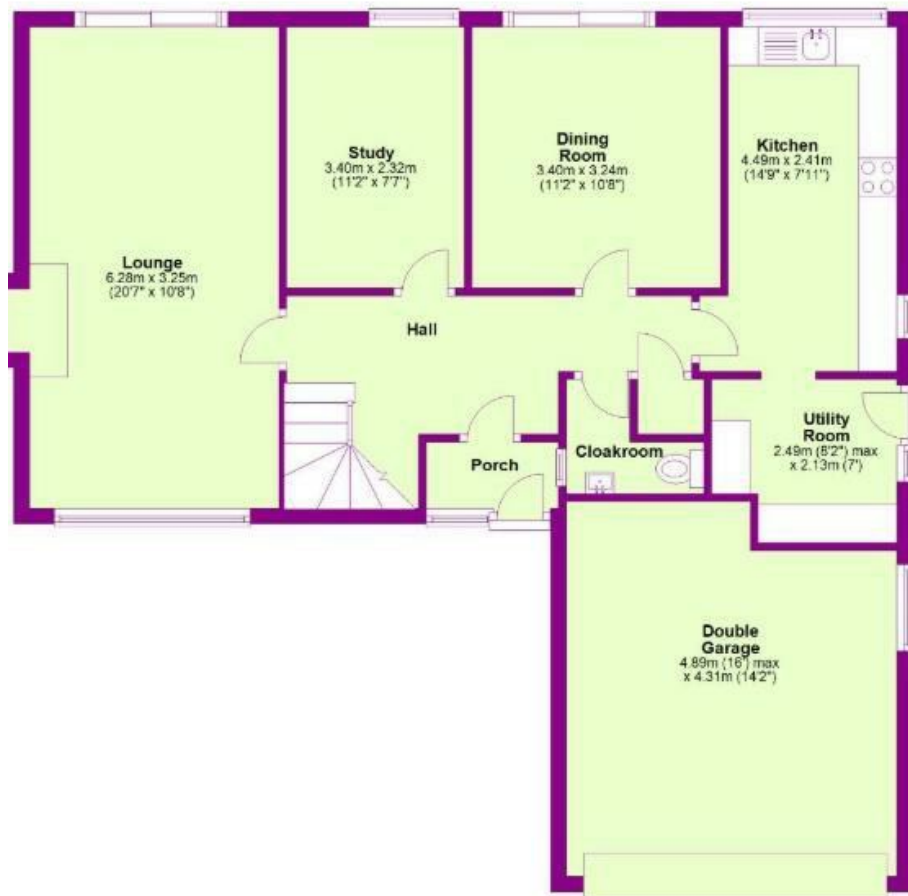
Council Tax Band: F





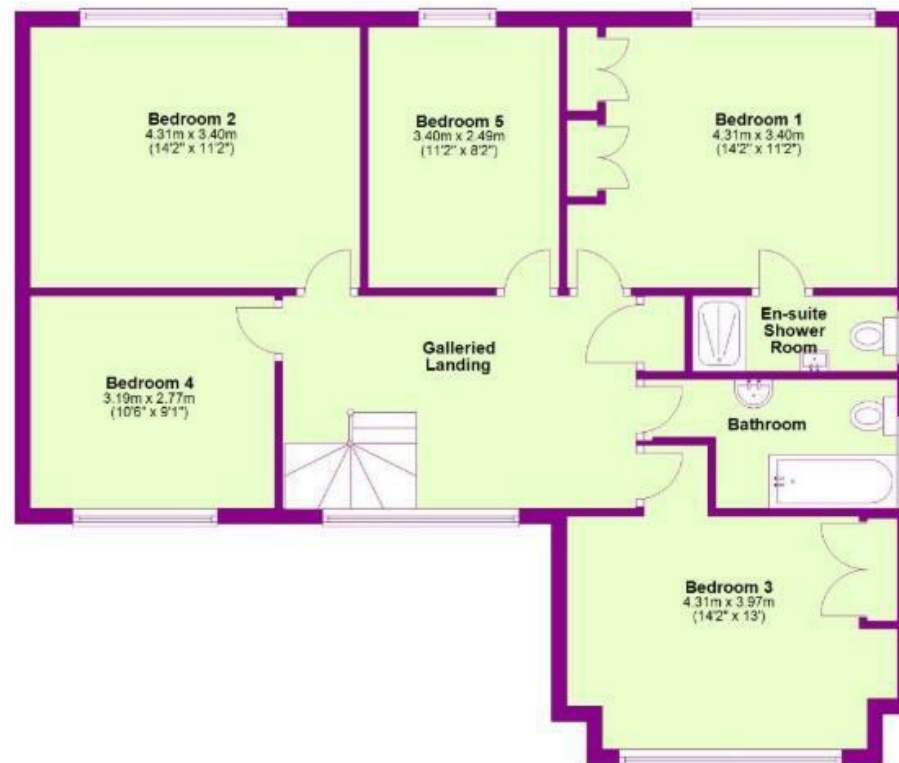
Ground Floor

Approx. 91.5 sq. metres (985.2 sq. feet)



First Floor

Approx. 79.8 sq. metres (859.2 sq. feet)



Total area: approx. 171.4 sq. metres (1844.4 sq. feet)

Rowland Gorrington Estate Agents

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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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