



Griffin House, Broadleaze Gardens Eastbourne Road, Seaford, BN25 4BE

**Griffin House,  
Broadleaze Gardens  
Eastbourne Road,  
Seaford, BN25 4BE  
£675,000**

Spacious four-bedroom detached house with fantastic potential, featuring a driveway and double garage. The ground floor offers a generously sized living room with a cozy open fire, leading into a charming brick-built conservatory. The dining room, with doors opening to the garden, flows into a large kitchen with ample cupboard space and room for appliances, alongside a useful utility room and convenient downstairs WC.

Upstairs, the expansive master bedroom includes a substantial en-suite with a bath, shower, and bidet. Another double bedroom benefits from its own en-suite, while a third bedroom boasts a separate dressing area. An additional double bedroom, with shower room, completes the upper floor layout.

The front is approached via a 100ft tree line private driveway accessing Griffin House and The Hideaway. offering ample off road parking and access to the double

garage.

The property's garden is spacious, with a patio area for outdoor dining and a tranquil pond feature as well as a large area for entertainment and family fun. There is a summer house in the garden too.

In need of modernisation, this home is an ideal canvas for updating and personalising to suit your style, combining well-proportioned rooms and great layout potential in a sought-after location.

Surrounded by the South Downs National Park, Seaford, has over two miles of uncommercialised promenade and beach, and offers a wide range of shopping facilities, a choice of restaurants, cafes and bars. There are nursery, primary, secondary schools and a 6th form college. Seaford also boasts two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. The railway station offers a service to London (Victoria 90 minutes). The adjoining cross Channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.









**Entrance Hall**

**Lounge**

24'9" x 13'8" (7.54m x 4.17m)

**Kitchen/Breakfast Room**

13" x 12'2" (3.96m x 3.71m)

**Dining Room**

14'11" x 10'7" (4.55m x 3.23m)

**Cloakroom**

**Utility Room**

8'3" x 6" (2.51m x 1.83m)

**Conservatory**

8" x 6'11" (2.44m x 2.11m)

**Bedroom One**

16'8" x 13'8" (5.08m x 4.17m)

**En-Suite**

**Bedroom Two**

12'2" x 10'10" (3.71m x 3.30m)

**En-Suite**

**Bedroom Three**

12'2" x 8'2" (3.71m x 2.49m)

**Dressing Room**

**Bedroom Four**

10'2" x 9" (3.10m x 2.74m)

**Shower Room**

**Rear Garden**

**Double Garage**

18'3" x 18'1" (5.56m x 5.51m)

**EPC: D**

**Council Tax Band: F**

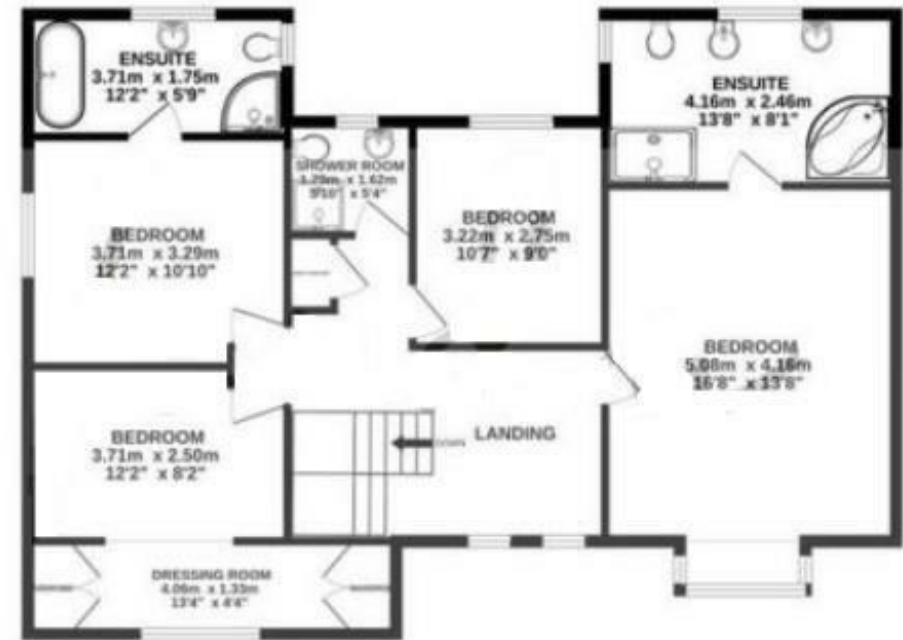




**GROUND FLOOR**  
115.8 sq.m. (1246 sq.ft.) approx.



**1ST FLOOR**  
94.9 sq.m. (1021 sq.ft.) approx.



**GRIFFIN HOUSE EASTBOURNE ROAD SEAFORD**

**TOTAL FLOOR AREA: 210.7 sq.m. (2268 sq.ft.) approx.**

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.  
Made with Metropix ©2024

**Rowland Gorringe 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  
GORRINGE**