



13 Beacon Road, Seaford, East Sussex, BN25 2NA

ROWLAND
GORRINGE

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**Guide Price -
£900,000-£950,000**

An immaculate and substantial five bedroom, three reception room detached house situated on a spacious plot, in a highly desired location.

Further benefits include four bathrooms, study, ample off road parking, garage and impressive garden studio.

This sensational family home has been extended and finished to an extremely high standard by the current owners, internal accommodation comprises; welcoming entrance hall showcasing the solid wood and glass staircase and herringbone flooring. The living room is to the front aspect, again with solid wood herringbone flooring, wood burner and bay window. The stunning open plan kitchen boasts matching wall and base cupboards, integrated appliances, central island with hob and extractor over, tiled floors, underfloor heating and window over looking the rear garden. The opening leads to the dining area with brick fire place, herringbone flooring and window to the front. The charming family room has Bi-Fold doors leading onto the garden, underfloor heating and access to the garage. A useful utility room and downstairs shower room completes the ground floor. Nb. The main house has solar thermal hot water.

To the first floor there are five bedrooms, two of which offer ensuite shower rooms, further family bathroom and study area. The bathrooms are all finished to a high standard and beautifully shown. The principal

bedroom further boasts sea views.

To the front there is a stone paved carriage drive offering ample off road parking, access to the garage, steps to the front door and remainder grass area. The rear garden is approximately 100ft in length, secluded, landscaped mainly laid to lawn with full width patio seating area, side access with wood and bin store, array of fruit trees, raised beds and path leading to the fantastic studio.

The garden studio/ annex perfectly offers a variety of uses including gym, office space, treatment room or further accommodation due to the open living space, kitchen area and shower/WC. The studio at the bottom of the garden has its own heating and hot water independent of the main house

Beacon Road is perfectly located being approximately half a mile from Seaford town centre and railway station with its links to Lewes, Brighton, Gatwick and London Victoria. Seaford is enclosed by the South Downs National Park and enjoys one and a half miles of uncommercialised seafront. The town itself, offers a wide range of shopping facilities, cafes, restaurants, public houses and leisure activities including leisure centre, tennis, bowls, sailing club as well as two golf courses.

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 Hall

Kitchen

15" x 12'7" (4.57m x 3.84m)

Utility Room

9'8" x 4'1" (2.95m x 1.24m)

Dining Room

15'10" x 11'10" (4.83m x 3.61m)

Lounge

16'8" x 15'11" (5.08m x 4.85m)

Family Room

18'8" x 10'1" (5.69m x 3.07m)

Shower Room

8'2" x 4'10" (2.49m x 1.47m)

Landing

Bedroom One

15'11" x 11'11" (4.85m x 3.63m)

En-Suite

6'3" x 3'10" (1.91m x 1.17m)

Bedroom Two

12'4" x 11'11" (3.76m x 3.63m)

En-Suite

7'1" x 3'4" (2.16m x 1.02m)

Bedroom Three

12'4" x 10'11" (3.76m x 3.33m)

Bedroom Four

12'10" x 8'1" (3.91m x 2.46m)

Bedroom Five

12'8" x 8'1" (3.86m x 2.46m)

Study

5'10" x 5'9" (1.78m x 1.75m)

Bathroom

Store Room

9'7" x 4'10" (2.92m x 1.47m)

Annex

19'1" x 13'10" (5.82m x 4.22m)

Shower Room

Garage

25'11" x 8'3" (7.90m x 2.51m)

EPC: C

Council Tax Band: F





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Approximate Gross Internal Floor Area = 200.42 sq m / 2157 sq ft

Garage Area = 19.86 sq m / 214 sq ft

Outbuilding Area = 24.52 sq m / 264 sq ft

Total Area = 244.81 sq m / 2635 sq ft

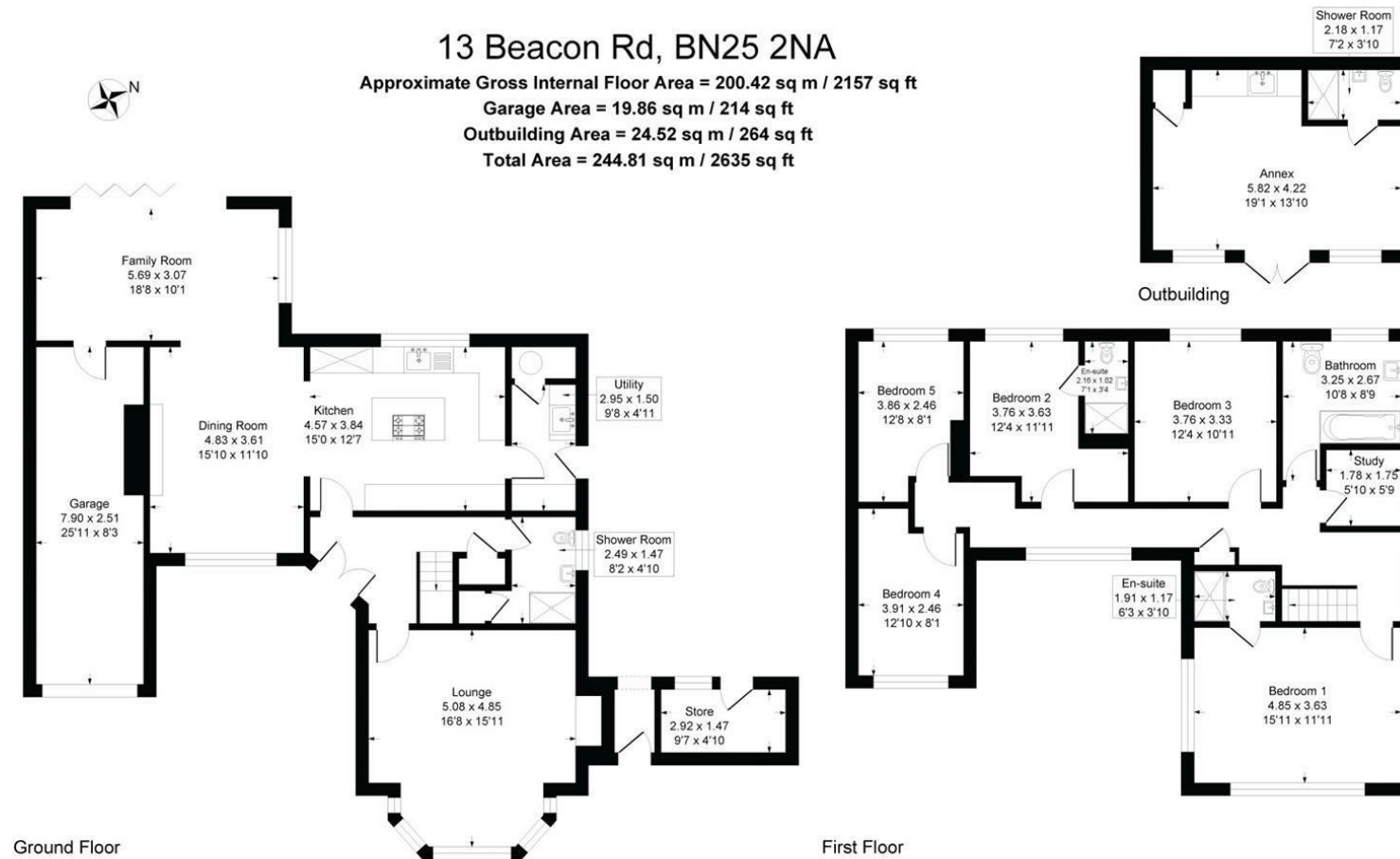


Illustration for identification purposes only, measurements are approximate, not to scale

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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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