



12 Lindfield Avenue, Seaford, BN25 4DY

ROWLAND
GORRINGE

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£650,000

A beautifully extended and refurbished 4 bedroom chalet house, located in one of Seaford's most desired areas within the south east quarter. Further benefits include a spacious plot, off road parking, garage and views to Seaford Head.

The property has been finished and refurbished to a high standard with internal accommodation comprising; spacious and welcoming entrance hall, living room to the front with floor to ceiling bay window, fire place with wood mantle and stone hearth. The 'wow' and deluxe kitchen diner has matching wall and base cupboards, central island with seating under, integrated appliances and French doors to the rear garden. The ground floor further boasts a conservatory, two double bedrooms and a modern shower room. The vaulted and impressive entrance hall has stairs leading to the first floor which offers two further double bedrooms and two ensuite bathrooms. The landing further boasts a spacious area perfect for a desk or quiet working zone.

Outside to the front there is off road parking leading to the garage,

remainder lawn to front and side, path leading to the front door. The rear garden is a great size being secluded, mainly laid to lawn with rear and side garden, large studio/summer house and remainder decked seating area.

Lindfield Avenue is within one the premier areas in Seaford and forms part of the popular south east corner - this particular property is located adjacent open fields and enjoys views towards National Trust Farmland. There are numerous countryside walks including the Cuckmere Valley/Estuary as well as Seaford Head and the famous Coastguard Cottages.

Surrounded by the South Downs National Park, with over two miles of un-commercialised promenade and beach, Seaford offers a wide range of shopping facilities and a choice of restaurants, cafés and bars. There are 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. Seaford 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

15'10" x 12'11" (4.83m x 3.94m)

Kitchen/Dining Room

20'9" x 11'4" (6.32m x 3.45m)

Conservatory

11'7" x 8" (3.53m x 2.44m)

Bathroom

Bedroom Three

12'11" x 10'5" (3.94m x 3.18m)

Bedroom Four

10'4" x 9'4" (3.15m x 2.84m)

Landing

Bedroom One

18'2" x 16'5" (5.54m x 5.00m)

En-Suite

Bedroom Two

18'2" x 10'3" (5.54m x 3.12m)

En-Suite

Rear & Side Garden

Garage

17'9" x 8'3" (5.41m x 2.51m)

Summer House

31'1" x 10'6" (9.47m x 3.20m)

EPC: C

Council Tax Band: E





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Approximate Gross Internal Floor Area = 170.76 sq m / 1838 sq ft

Outbuilding Area = 30.32 sq m / 326 sq ft

Total Area = 201.08 sq m / 2164 sq ft

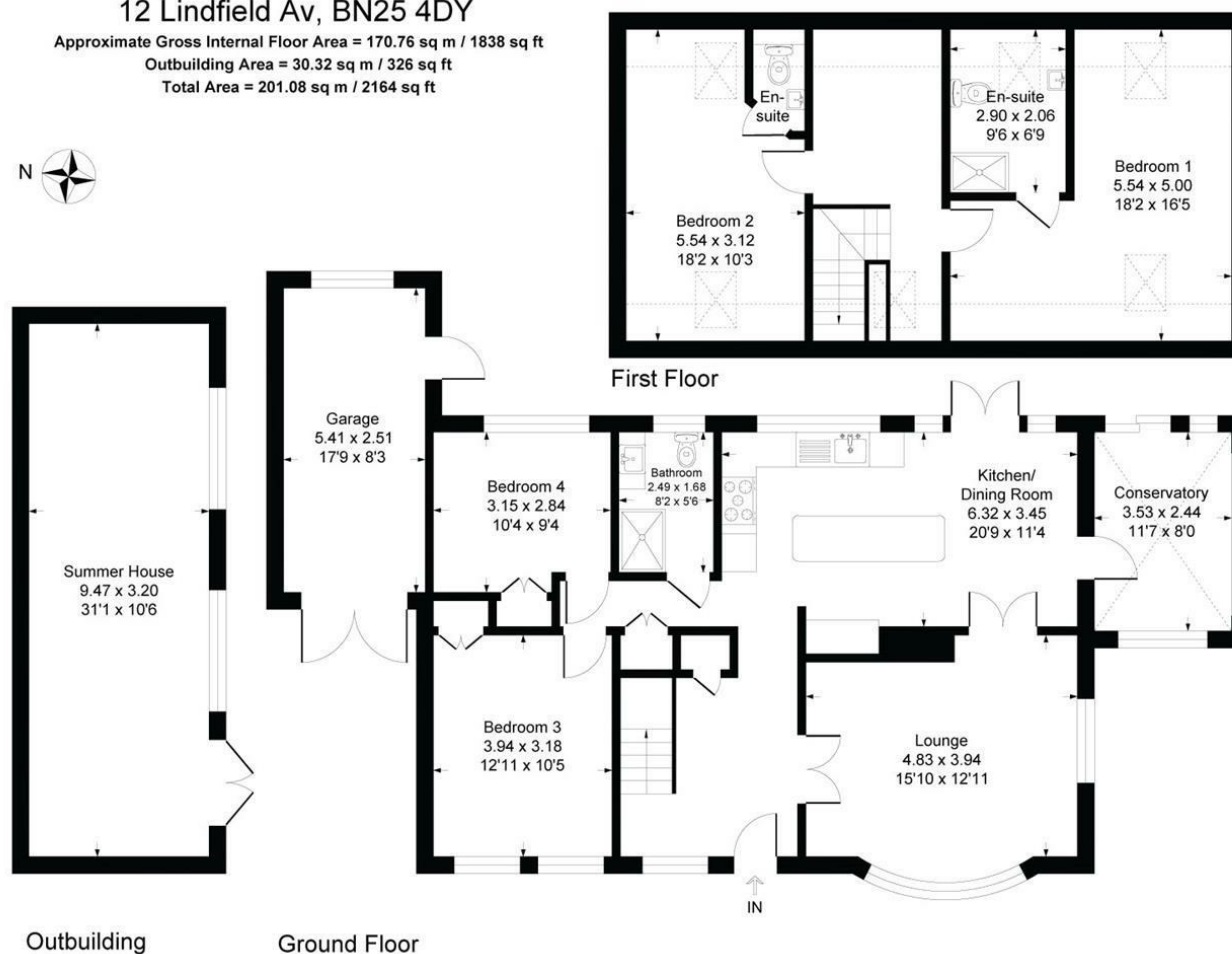


Illustration for identification purposes only, measurements are approximate, not to scale

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.

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