



24 Rookery Way, Seaford, East Sussex, BN25 2TD

ROWLAND
GORRINGE

**24 Rookery Way,
Seaford, East Sussex,
BN25 2TD**

£625,000

Light and spacious the property takes full advantage of the stunning countryside views to the rear. A 22' living stretches from the front to the rear, with open fireplace, and adjoins the dining room to the rear. Sliding doors lead from the dining room to the orangery styled sun lounge with its stunning views and with 2 sets of double French doors onto the garden/terrace. The kitchen ends in a breakfast area with views to the sea and countryside. Bedrooms 2 and 3 are located on the ground floor - with bedroom 3 enjoys the views as well as having fitted wardrobes. A shower room/WC completes the ground floor accommodation. The roof extension is taken up by the impressive 32' principle bedroom, having dressing area, ensuite shower/wc, roof windows, bay window to the front and a 'Juliette' balcony to the rear again with stunning views.

With the backdrop of the countryside and sea views, the

beautifully landscaped rear garden is gently terraced. With various seating areas, lawns, stone balustrades, sweeping steps and flower. There is also a greenhouse, shed and secure side access. To the front a block brick path leads to the property with lawns and flower beds to either side. A block brick drive, for several vehicles, to the side leads to the garage.

Set within the Bishopstone area, Rookery Way has an elevated position and lies approximately one and a half miles from Seaford Town Centre and all its amenities. There is a local bus service with stops nearby and the main bus services to Eastbourne/Brighton are available on the nearby A259. On the neighbouring hill you will find Bishopstone railway station with direct routes to Brighton, Lewes and London Victoria. The seafront promenade, Sailing club and beach are within approximately half a mile.









Entrance Porch

Entrance Hall

Kitchen/Breakfast Room

19" x 8'5" (5.79m x 2.57m)

Dining Room

20'11" x 8'1" (6.38m x 2.46m)

Lounge

22" x 14'6" (6.71m x 4.42m)

Bedroom Two

13'10" x 11'8" (4.22m x 3.56m)

Bedroom Three

14'5" x 11'7" (4.39m x 3.53m)

Bathroom

conservatory

17'11" x 8'6" (5.46m x 2.59m)

First Floor

Bedroom One

32'2" x 18'5" (9.80m x 5.61m)

En-Suite

8'8" x 8" (2.64m x 2.44m)

Front Garden

Rear Garden

Garage

18'10" x 9'10" (5.74m x 3.00m)

Drive

EPC: C

Council Tax Band: D





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Approximate Gross Internal Floor Area = 171.02 sq m / 1841 sq ft
Garage Area = 17.20 sq m / 185 sq ft
Total Area = 188.22 sq m / 2026 sq ft

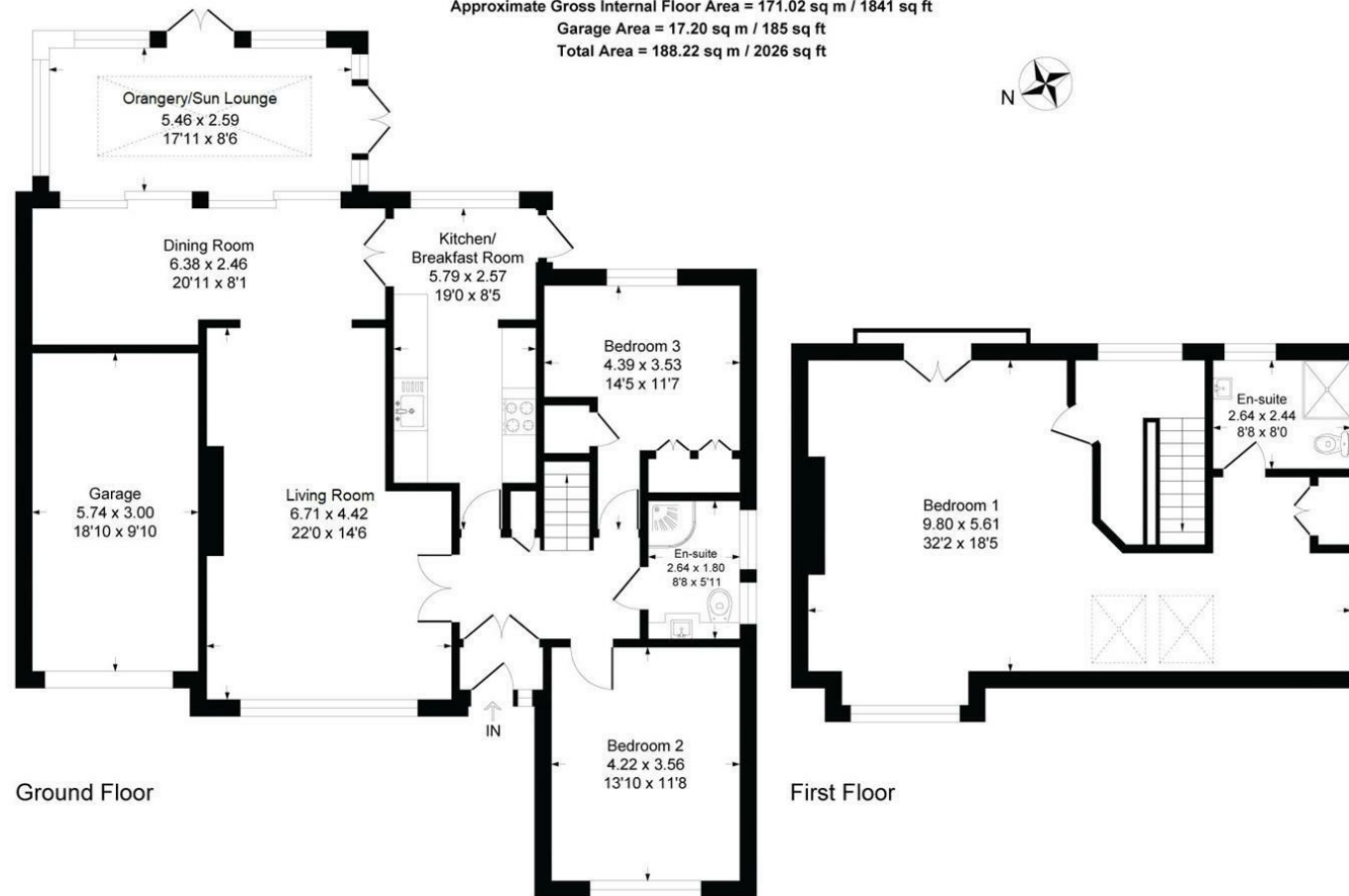


Illustration for identification purposes only, measurements are approximate, not to scale

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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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