



1 Green Walk, Seaford, East Sussex, BN25 4LY

ROWLAND  
GORRINGE



# 1 Green Walk, Seaford, East Sussex, BN25 4LY

£680,000

This light and bright house is well presented being extended with internal accommodation comprising; entrance porch which leads into the welcoming entrance hall. The spacious living room has a fireplace with surround, door leading to the family room/ study and further French doors opening into the conservatory. The family room/ study has a multitude of uses being an impressive 18'x17', triple aspect windows and french doors leading out to the rear. The conservatory overlooks and leads onto the rear garden. The refitted and modern kitchen diner has been opened up being ideal for entertaining and social times with the family, dual aspect with further door leading to the side. The kitchen area has matching wall and base cupboards, work surface incorporating a breakfast bar, integrated appliances and inset sink and drainer. The downstairs shower room and utility room complete the ground floor.

To the first floor there are three double bedrooms including a master suite with dressing area and modern ensuite shower room, further family bathroom and access onto the south facing balcony offering Seaford Head views.

Outside to the front there is a carriage driveway with ample off road parking leading to the garage. The rear garden is approximately 90ft in length being mainly laid to lawn, remainder patio seating area, variety of trees and shrubs, side access.

Green Walk is one of the premier roads in

Seaford being a private road with approximately 25 houses, the approach is gravel stones with a lawned central green.

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.

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. The desirable and renowned Bedes private school can be found in nearby Eastbourne town.

An internal inspection is essential to fully appreciate this beautiful family home.

Further benefits include a new boiler 2023, solar panels and refurbished roof 2025.

















**Entrance Porch**

**Entrance Hall**

**Kitchen/Dining Room**

20'2" x 11'10" (6.15m x 3.61m)

**Lounge**

20'2" x 11'10" (6.15m x 3.61m)

**Family Room/Study**

18'2" x 17'4" (5.54m x 5.28m)

**Conservatory**

12'3" x 11'4" (3.73m x 3.45m)

**Shower Room**

5'9" x 5'5" (1.75m x 1.65m)

**Landing**

**Bedroom One**

20'2" x 9'10" (6.15m x 3.00m)

**En-Suite**

5'9" x 5'8" (1.75m x 1.73m)

**Bedroom Two**

10'10" x 9'11" (3.30m x 3.02m)

**Bedroom Three**

9'11" x 9'8" (3.02m x 2.95m)

**Bathroom**

6'10" x 5'9" (2.08m x 1.75m)

**Utility**

7'11" x 3'4" (2.41m x 1.02m)

**Garage**

17'1" x 7'11" (5.21m x 2.41m)

**Rear Garden**

**EPC: C**

**Council Tax Band: E**









## 1 Green Walk, BN25 4LY

Approximate Gross Internal Floor Area = 161.51 sq m / 1739 sq ft

Garage Area = 15.35 sq m / 166 sq ft

Total Area = 176.9 sq m / 1905 sq ft

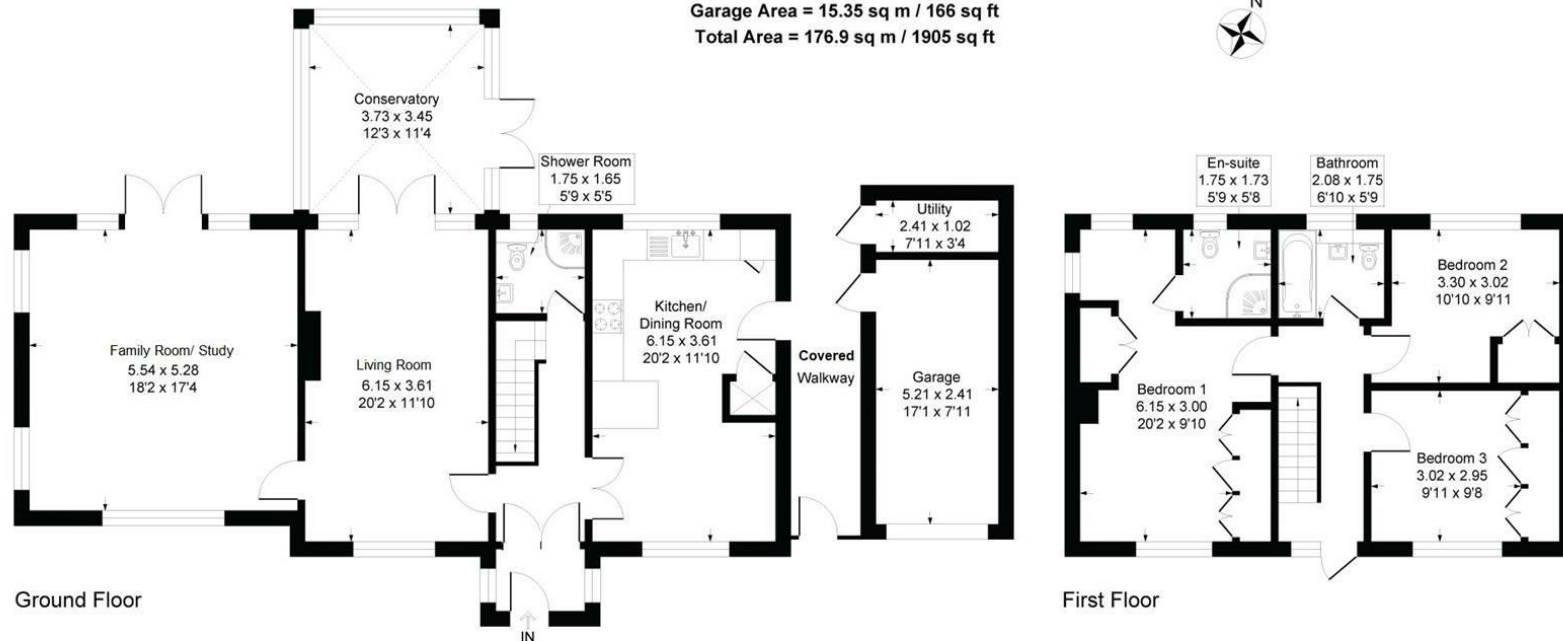


Illustration for identification purposes only, measurements are approximate, not to scale

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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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