



4 Eastbourne Terrace Eastbourne Road, Seaford, East Sussex, BN25 4QS

**4 Eastbourne Terrace
Eastbourne Road,
Seaford, East Sussex,
BN25 4QS
£479,000**

A beautifully presented 4 bedroom house that has been updated and extended by the current owners. Further benefits include, roof top and far reaching sea views, off road parking and garage.

Built circa 1925 being light and bright throughout with a charming mix of character features and modern fittings. The internal accommodation comprises, entrance porch leading to the entrance hall. The living room over looks the front and provides access to the dining room which offers patio doors onto the rear. The kitchen breakfast room is 20' in length boasting matching wall and base cupboards, integrated appliances, space for Rangemaster, bi-fold doors to the rear and further sky light.

The first floor has 3 double bedrooms and a large modern family bathroom with underfloor heating , offering a corner whirlpool bath, shower , wash basin and wc with a hands free flush.

To the top floor there is a master suite with double bedroom, built in storage, balcony with stunning rooftop views and en-suite bathroom

equipped with bath, shower, wash hand basin and wc.

Outside to the rear the garden is the favoured south westerly aspect, gate to rear leading to the parking space, access to the store room and garage also. The garden is mainly laid to lawn with further decked and patio seating areas.

Located on Eastbourne Road the property is next to coastal bus stops running between the Eastbourne and Brighton. The property is also conveniently located for nearby local shops on the Alfriston Road. Seaford town centre, the beach and railway station are all within approximately one and a half miles.

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 Porch

Entrance Hall

Living Room

13'4" x 12'11" (4.06m x 3.94m)

Kitchen/Breakfast Room

20'08" x 9'1" (6.10m/2.44m x 2.77m)

Dining Room

11'5" x 10'10" (3.48m x 3.30m)

First Floor Landing

Bedroom Two

12'11" x 11'2" (3.94m x 3.40m)

Bedroom Three

11'2" x 10'10" (3.40m x 3.30m)

Bedroom Four

9'10" x 7'9" (3.00m x 2.36m)

Bathroom

10'5" x 7'10" (3.18m x 2.39m)

Second Floor

Bedroom One

19'2" x 14'3" (5.84m x 4.34m)

En-Suite

7'5" x 7'4" (2.26m x 2.24m)

Garage

9'10" x 9'4" (3.00m x 2.84m)

Store

9'4" x 4'6" (2.84m x 1.37m)

Rear Garden

EPC: TBC

Council Tax Band: C





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Approximate Gross Internal Floor Area = 136.75 sq m / 1472 sq ft

Garage Area = 12.86 sq m / 138 sq ft

Total Area = 149.61 sq m / 1610 sq ft

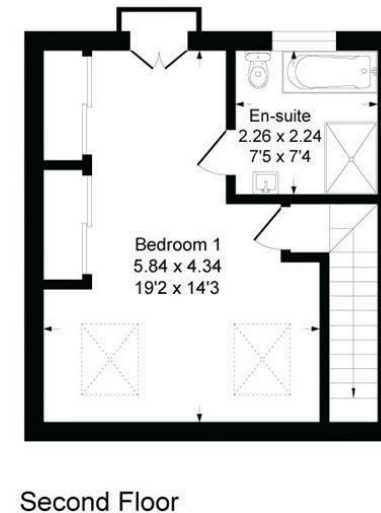
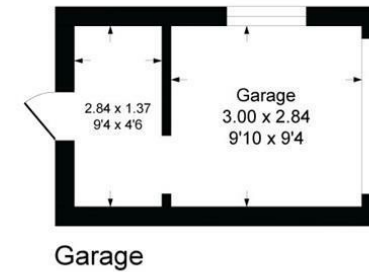
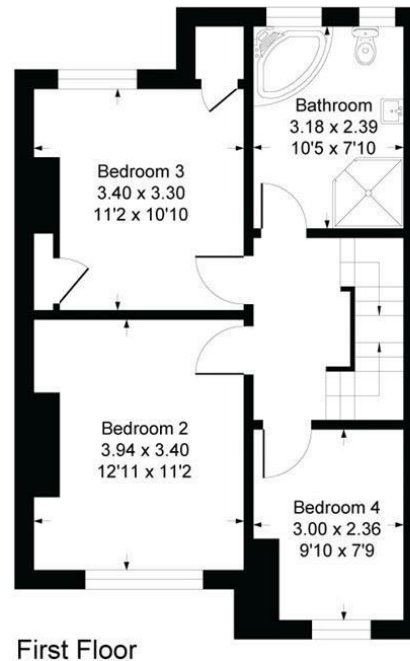


Illustration for identification purposes only, measurements are approximate, not to scale

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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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