



Ochenden House 19 Steyne Road, Seaford, BN25 1HA

ROWLAND
GORRINGE

**Ochenden House 19
Steyne Road, Seaford,
BN25 1HA**

**Guide Price -
£525,000-£575,000**

Arranged over 4 floors this stunningly presented late Victorian townhouse retains much of the character of the period, having been lovingly restored and refurbished by the current owners. The ground floor consists of a through kitchen/dining room with windows to three sides, a feature fireplace to the dining area, wood paneling and stripped wood floors. A large landing cupboard (previously a separate WC) sits between the ground and first floor. To the first floor you have the bay fronted living room with dual aspect stripped wood floors, sea view and feature fireplace. You will also find the impressive dual aspect family bathroom, with roll top bath, walk-in shower, basin and toilet. The second floor has bedrooms one and three both with sea views. The lower ground floor completes the accommodation with second bedroom, walk-in shower room/wc and the utility room.

Features to note are: picture

rails, stripped wood floors throughout most of the property, feature fireplaces, UPVC double glazed sash windows, original wood paneled doors, cornicing, dado rails and bannisters.

Outside the rear courtyard garden is laid to paving slabs, providing a low maintenance garden with oriental style shingle bed and raised beds. The rear wall is brick and stone, whilst there is rear access to the workshop and garage (originally a tandem garage, now split by stud wall). To the side of the house is a drive/hard standing for several vehicles leading to the garage.

Ideally situated between the beach and Seaford town centre with all its amenities including frequent bus services to Eastbourne and Brighton, a railway station with services to London/Victoria, various shops, cafes and public houses. Seaford is surrounded by the South Downs National Park and enjoys an uncommercialised beach and promenade. The town also benefits from two golf courses, two medical surgeries, a sailing club and numerous leisure activities.









Hall**Dining Room**

13'6" x 12'0" (4.14m x 3.66m)

Kitchen

11'8" x 9'6" (3.56m x 2.90m)

Lower Ground Floor**Bedroom 2**

15'0" x 11'4" (4.58m x 3.46m)

Shower/WC

9'5" x 5'4" (2.89m x 1.65m)

Utility Room

15'0" x 4'7" (4.59m x 1.4m)

First Floor**Living Room**

15'0" x 13'1" (4.58m x 4.01m)

Family Bathroom

11'8" x 9'6" (3.56m x 2.90m)

Landing Cupboard**Second Floor****Bedroom 1**

15'0" x 11'10" (4.58m x 3.62m)

Bedroom 3

11'1" x 9'6" (3.40m x 2.90m)

Garage

17'4" x 8'0" (5.30m x 2.45m)

Workshop

8'9" x 7'11" (2.67m x 2.43m)

Rear Garden**Double Drive****Council Tax band: C****EPC: D****Tenure: Freehold**



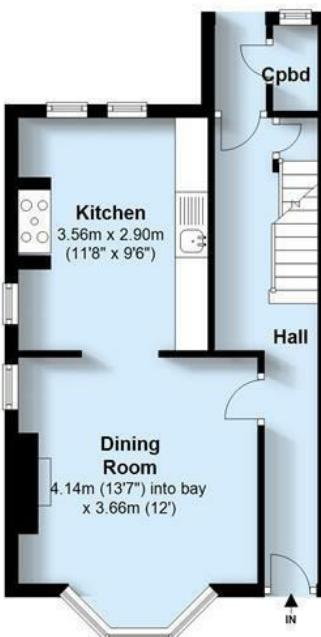


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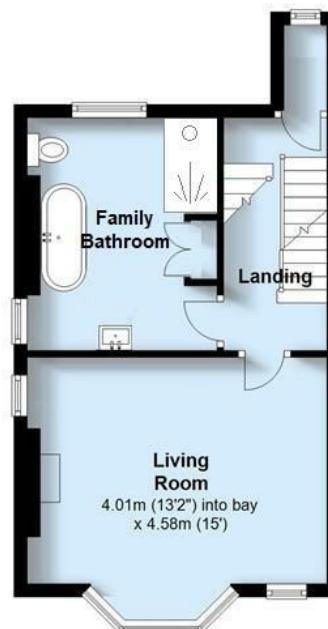
Total area: approx. 133.6 sq. metres (1438.6 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.

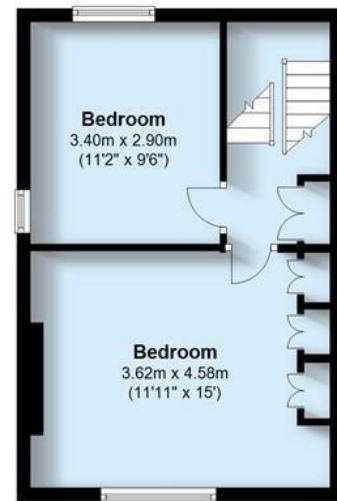
Ground Floor
Approx. 35.1 sq. metres (377.8 sq. feet)



First Floor
Approx. 33.8 sq. metres (364.0 sq. feet)



Second Floor
Approx. 32.6 sq. metres (351.1 sq. feet)



Rowland Gorringe Estate Agents

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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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