



2 Farm Close, Seaford, BN25 3RX

# 2 Farm Close Seaford BN25 3RX

## £600,000

A stunning home with an abundance of light and space throughout. The property has been extended and fully refurbished by the current owners: including new roof, rewiring, new heating system, new double glazing, re plastered, new flooring and re landscaped garden.

Upon entering the enclosed porch you will find boxed seating and a hidden shoe storage cupboard. Half panelled walls greet you in the hall, painted a deep luxurious blue which is carried throughout the property from the fitted kitchen units to further feature wood paneling and architrave. There are 2 double bedrooms on the ground floor, both with dual aspect and one having an ensuite shower/wc (this is also being used as a studio air BNB currently with its door and access to a side gate). There is also a further shower/wc to the ground floor. The focal point of the chalet was once 3 rooms but now has been knocked through into a stunning open plan living/dining/kitchen measuring 26' x 21', with bifold doors to the west, a triple aspect, ceramic floor tiles and a central kitchen island with breakfast. The first floor has the remaining 2 double bedrooms both with roof windows. One is currently being used as a home gym and has eaves storage. Whilst the primary bedroom has a dual aspect, an open walk-in wardrobe and also eaves storage. There is also planning permission to build a 3.5m dormer on the landing to the rear, providing either 2 ensuites or a large family bathroom.

Outside the garden wraps around the property to 3 sides. A sun deck is situated directly from the bifold doors to the open reception and leads to a patio area as well as bespoke summerhouse (which has power and garden heater). A raised lawn area runs around two elevations, whilst a modern style batten fence surrounds the property. An electric gate spans the double driveway/hardstanding that leads to the single garage (which has power and electric door) and the rear garden.

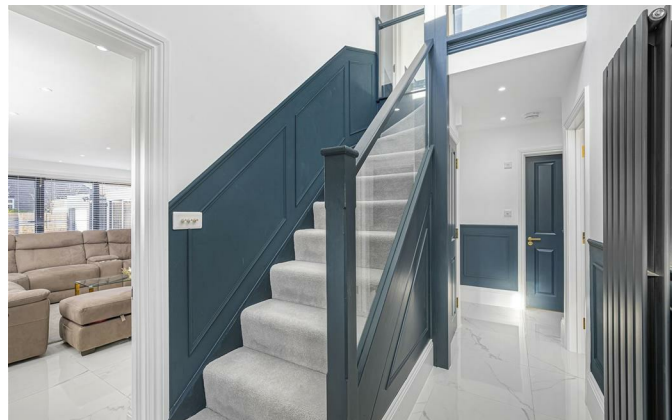
Farm Close is conveniently situated for a local store/sub post office on nearby Walmer Road, there is also Chyngton Primary school (Ofsted – Good) on Millberg Road, as well as bus services to Eastbourne/Brighton/Seaford town centre on Chyngton Road and Eastbourne Road (a259). Seaford is surrounded by the South Downs National Park and the English Channel, with over two miles of un-commercialised promenade and beach. The town centre offers a wide range of shopping facilities, restaurants, cafés and bars. There are a wide range of leisure facilities including two golf courses, a leisure centre, tennis club, 2 bowls centres and a sailing clubs. There are also a host of leisure activities from all year-round sea swimming clubs, fishing, cycling and many other recreational clubs. The town centre, beach and railway station can all be found within approximately one and a half miles of the property.



- Approximately
- Extended
- Shower/WC
- Garage with Power
- Deceptively Spacious
- Detached Chalet
- 4 Double Bedrooms
- Ensuite Shower/WC
- Drive
- Refurbished & Modernised Throughout



Porch	
Hall	
Open Plan-	
Kitchen/Living/Dining Room	7.95m x 6.65m (26'0" x 21'9")
Bedroom 1	3.86m x 3.86m (12'7" x 12'7")
- Dressing/Walkin Wardrobe	3.86m x 1.35m (12'7" x 4'5")
Bedroom 2	3.86m x 3.68m (12'7" x 12'0")
Bedroom 3	3.53m x 3.53m (11'6" x 11'6")
Bedroom 4 - Annex	4.52m x 2.79m (14'9" x 9'1")
- Ensuite Shower/WC	
Shower Room/WC	1.98m x 1.73m (6'5" x 5'8")
Landing	
Summerhouse	2.72m x 2.08m (8'11" x 6'9")
Garage	4.52m x 3.21m (14'9" x 10'6")
Drive/Hardstanding	
Gardens	
Council Tax Band: D	
EPC: C	



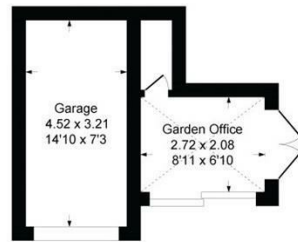


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Approximate Gross Internal Floor Area = 142.14 sq m / 1530 sq ft

Garage/Outbuilding Area = 18.37 sq m / 198 sq ft

Total Area = 160.51 sq m / 1728 sq ft



Garage/Outbuilding

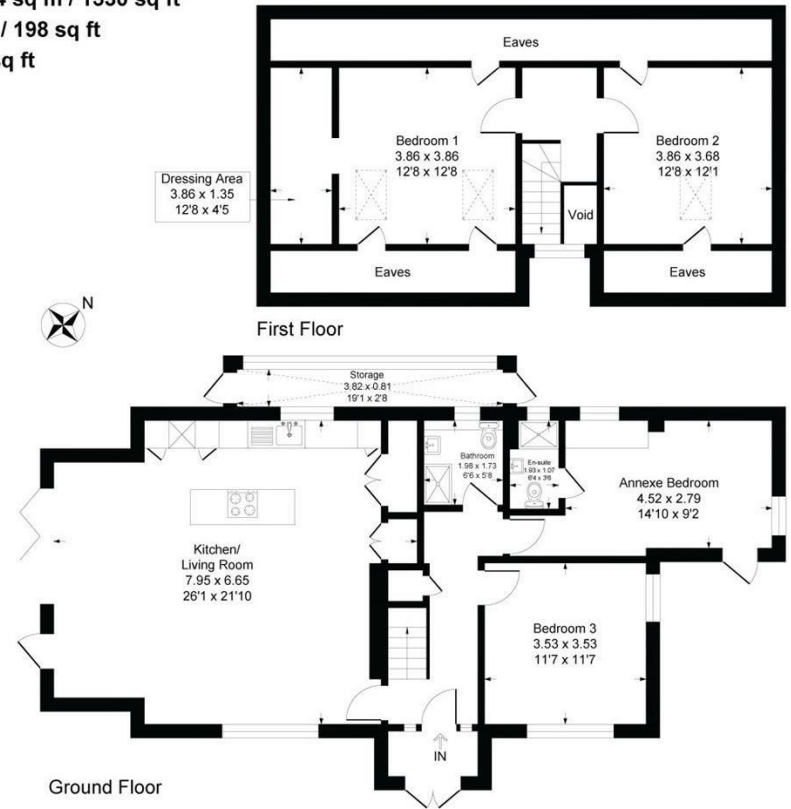


Illustration for identification purposes only, measurements are approximate, not to scale

### Rowland Gorrington 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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