



8 Hill Rise, Seaford, BN25 2UA

ROWLAND  
GORRINGE



## 8 Hill Rise, Seaford, BN25 2UA

**£750,000**

An impressive and spacious detached family home with stunning views, four double bedrooms, four bathrooms and versatile living accommodation.

This beautifully presented house is set over three floors being extended and improved over the last few years with internal accommodation comprising; A spacious and welcoming entrance hall ideal for greeting family and guests. The Living accommodation is semi open plan with living room over looking the front, open fire place, opening leading to the kitchen are and dining room. The dining room overlooks and leads onto the rear garden via patio doors. The kitchen has matching wall and base cupboards, work surfaces to incorporate a breakfast bar with seating under, some integrated appliances and window over the rear. A useful utility room and shower room completes the ground floor. To the first floor there are two spacious double bedrooms, two study areas, bathrooms and roof terrace. To the top floor there are two further double bedrooms both boasting ensuites.

This property offers stunning views to both the sea, Newhaven harbour and downlands towards Bishopstone village.

Outside there is ample off road parking, remainder lawn area and access to the front door. The rear garden is the favoured southerly aspect being mainly laid to lawn, further seating areas including a patio area adjoining the rear of the house and further patio seating area with summer house which offers stunning sea views.

The popular and sought-after, Hill Rise is ideally located, having stunning views of both South Downs National Park & towards the sea. Picturesque walks over the South Downs, Seafront and Tidemills are close by. Seaford has a long uncommercialised beach and promenade, a wide range of shops, restaurants and cafes, railway station (London Victoria 90 minutes), bus services to Eastbourne, Brighton and surrounding villages. Bishopstone train station is only a 5-minute walk from the property, and bus services to Brighton & Eastbourne every 15 minutes are available from the bottom of Hill Rise.

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.

















**Entrance Lobby**  
13'2" x 11'11" (4.01m x 3.63m)

**Kitchen/Breakfast Room**  
19'9" x 11'9" (6.02m x 3.58m)

**Utility Room**  
9'5" x 7'9" (2.87m x 2.36m)

**Dining Room**  
20'7" x 12'8" (6.27m x 3.86m)

**Living Room**  
19'8" x 12'10" (5.99m x 3.91m)

**Shower Room**  
6'6" x 6'5" (1.98m x 1.96m)

**First Floor**  
**Bedroom Three**  
19'10" x 12'10" (6.05m x 3.91m)

**Area**  
8'7" x 5'7" (2.62m x 1.70m)

**Bedroom Four**  
11'10" x 10'4" (3.61m x 3.15m)

**Study Area**  
11'10" x 8'10" (3.61m x 2.69m)

**Study 2**  
7'9" x 4'8" (2.36m x 1.42m)

**Bathroom**  
8'9" x 5'4" (2.67m x 1.63m)  
**Roof Terrace**

**Second Floor**  
**Bedroom One**  
14'8" x 14'5" (4.47m x 4.39m)

**En-Suite**  
7'5" x 5'4" (2.26m x 1.63m)

**Bedroom Two**  
14'8" x 13'5" (4.47m x 4.09m)

**En-Suite**  
6'1" x 5'1" (1.85m x 1.55m)

**Eaves Storage**

**Rear Garden**  
**Summer House**  
12'3" x 12'1" (3.73m x 3.68m)

**EPC: C**  
**Council Tax Band: F**









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Approximate Gross Internal Floor Area = 218.64 sq m / 2353 sq ft

Outbuilding Area = 13.75 sq m / 148 sq ft

Total Area = 232.39 sq m / 2501 sq ft

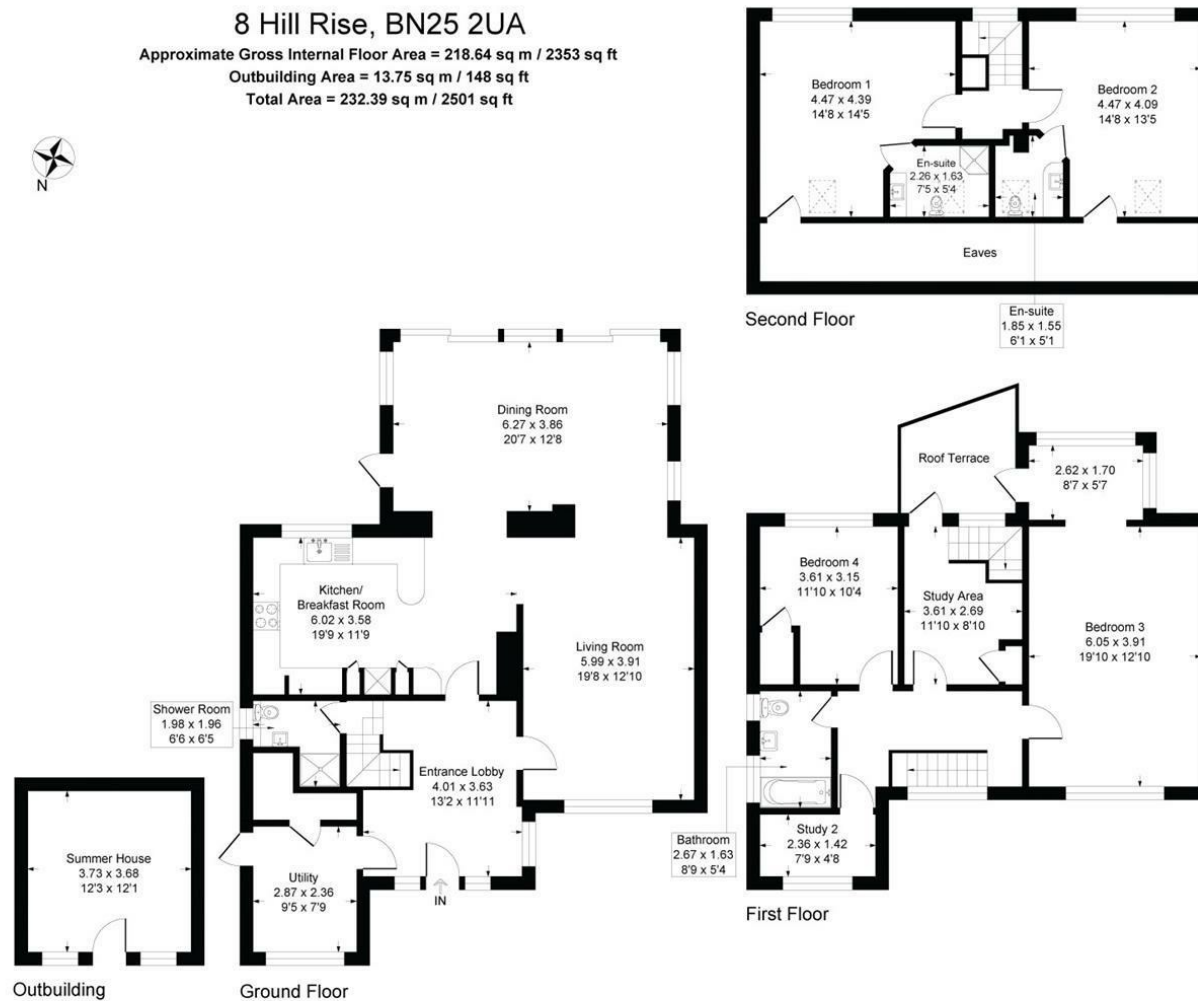


Illustration for identification purposes only, measurements are approximate, not to scale

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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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