



47 Fitzgerald Avenue, Seaford, BN25 1AZ

ROWLAND  
GORRINGE



## 47 Fitzgerald Avenue, Seaford, BN25 1AZ

**£825,000**

A spacious four bedroom, four reception detached house with sea views, well maintained gardens, impressive garden office with power, summer house and ample off road parking.

Boasting a wealth of charm and character throughout, this light and airy property has been extended to the rear and sympathetically modernised by the current owners whilst retaining some original features. With light and bright internal accommodation comprising; porch leading to the welcoming and spacious entrance hall, a dual aspect living room sits to the front with log burner in situ. The spacious family room has an impressive wood burner, bay window and opening to the open plan kitchen diner. The diner has two sets of French doors which lead on the rear garden, Kitchen area offers a gas fired AGA, butler style sink, worktop and space and plumbing for some appliances. Two downstairs cloakrooms, shower, utility area (with space for tumble dryer above washing machine )and useful study complete the ground floor accommodation.

To the spacious first floor there are four double bedrooms. The master bedroom has an en-suite bathroom. The south facing bedroom has access to a balcony, and has two associated dressing rooms. These are sized to accommodate single beds should there be a need to increase to 6 bedrooms. The family bathroom with bath, shower, wash hand basin is accessed from the landing.

The front offers ample off road parking, steps leading to the front door and remainder laid to lawn. The rear garden is secluded with lawn area to the rear and side, seating areas, insulated garden office with power and lighting, summer house with power and further store. Well established plants. fence borders, gated side access.

Fitzgerald Road is a quiet road located in the highly sought after South East/ Seaford Head area of Seaford with its nearby golf course, delightful downland and headland walks. The uncommercialised and extremely popular promenade and beach are within minutes walk. There are junior, secondary and sixth form schools close by and the town centre with all its amenities and railway station are also within a reasonable level walk.

Seaford is 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.

















**Porch**

**Entrance Hall**

**Living Room**

18'1" x 14'11" (5.51m x 4.55m)

**Family Room**

14'11" x 13'11" (4.55m x 4.24m)

**Kitchen Diner**

25'2" x 19'9"max (7.67m x 6.02mmax)

**Cloakroom**

**Study**

11'7" x 8' (3.53m x 2.44m)

**Utility/Shower/WC**

**Landing**

**Bedroom 1**

14'11" x 14' (4.55m x 4.27m)

**Ensuite Shower**

**Bedroom 2**

10' x 10' (3.05m x 3.05m)

**Bedroom 3**

10'4" x 8'5" (3.15m x 2.57m)

**Bedroom 4**

9'8" x 8'1" (2.95m x 2.46m)

**Balcony**

**Dressing Room**

7'3" x 6'1" (2.21m x 1.85m)

**Dressing Room**

9'8" x 4'11" (2.95m x 1.50m)

**Bathroom**

**Front & Rear Gardens**

**Garden Office, Summer House & Shed**

**EPC: B**

**Council Tax: F**









## 47 Fitzgerald Avenue, BN25 1AZ

Approximate Gross Internal Floor Area = 204.23 sq m / 2198 sq ft

Outbuildings Area = 27.90 sq m / 300 sq ft

Total Area = 232.13 sq m / 2498 sq ft

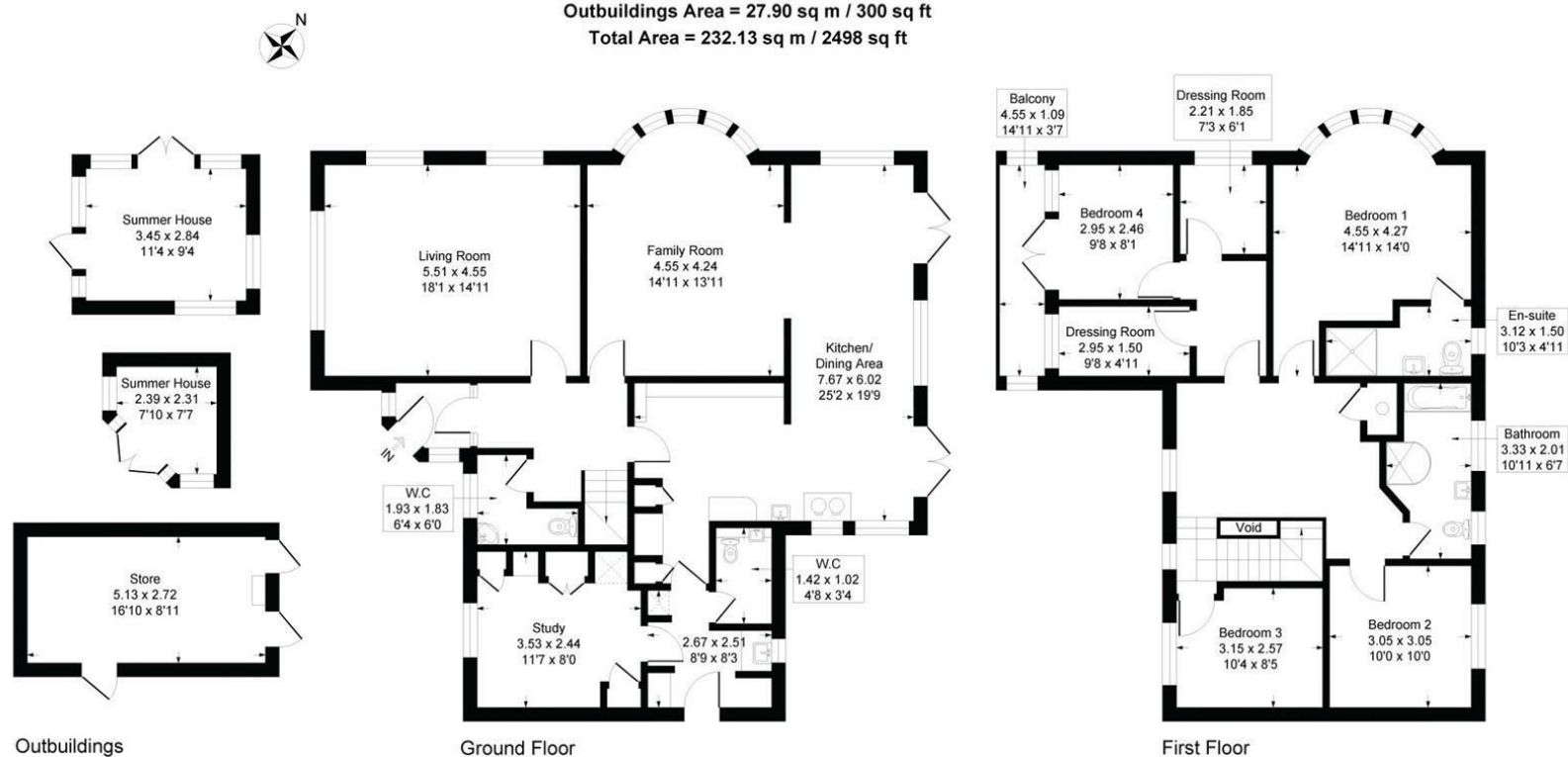


Illustration for identification purposes only, measurements are approximate, not to scale

### 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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