



The Sycamores St. Peters Road, Seaford, East Sussex, BN25 2HP

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£725,000

An immaculately presented detached 3/4 bedroom chalet house within the highly desirable St Peters Road.

Light, spacious and well presented throughout this versatile chalet house has through L – shaped living/dining room with a further sun lounge area accessed via archway to the front, whilst French doors to dining area lead onto the rear garden. The kitchen/breakfast room was refitted in 2013 with integrated appliances and granite worktop. A study to the front has been used as a guest room/bedroom 4. Master bedroom to the ground floor with dual aspect over the attractive garden, walk in wardrobe and ensuite shower room/wc. Upstairs you will find a bathroom and 2 further double bedrooms with shared balcony and built in wardrobes. A double garage has internal access, electric garage doors and eaves storage. The attractive private rear garden has been landscaped to provide various patio areas, central lawn, decorative borders and flower beds. Whilst to the front is a gated entrance with extensive block drive, with decorative low maintenance gardens to either side, leading to the property and double garage.

St Peters Road is a sought after residential area within the desirable Parish of East Blatchington, approximately three quarters of a mile from Seaford town centre with its range of shops, bus and rail services, pubs, cafes, restaurants, library, parks and beach. Seaford is surrounded by the South Downs National Park and enjoys over two miles of un-commercialised promenade and beach. The town has a wide range of shopping facilities, schools for all ages, choice of restaurants, cafes and bars. There are two golf courses, a leisure centre, tennis, bowls, rugby, cricket and sailing clubs, plus fishing, cycling and many other recreational facilities. The railway station offers a service to London (Victoria 90 minutes). Regular bus services are available to Eastbourne, Brighton and outlying villages. The cross-channel port of Newhaven has daily services to Dieppe, busy yacht marina and fishing fleet. The larger coastal resorts of Eastbourne and Brighton are approximately 10 and 13 miles respectively and Gatwick airport 42 miles.









Hall

Sun Lounge

12'1" x 6'3" (3.7m x 1.91m)

Living/Dining Room

22'0" x 20'0" max (6.73m x 6.12m max)

Kitchen/Breakfast Room

17'11" x 9'2" (5.48m x 2.81m)

Study/ Bedroom 4

9'2" x 8'11" (2.81m x 2.74m)

Master Bedroom Suite

21'9" x 12'4" (6.64m x 3.76m)

- En-Suite Shower Room

- Walk In Wardrobe

Double Garage

18'8" x 17'8" (5.70m x 5.40m)

Landing

Bedroom 2

14'2" x 13'1" (4.32m x 4m)

Bedroom 3

13'1" x 12'1" (4m x 3.7m)

Balcony

Bathroom

Rear Garden

Front Garden

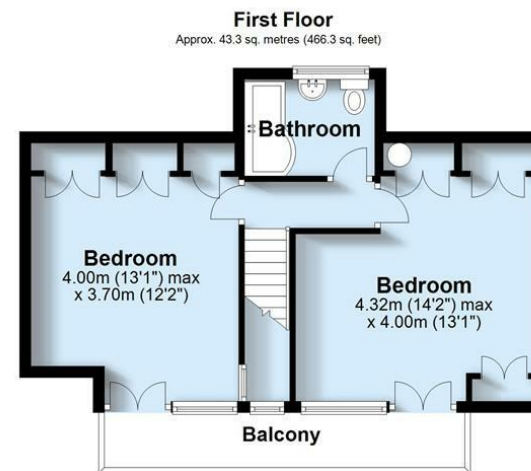
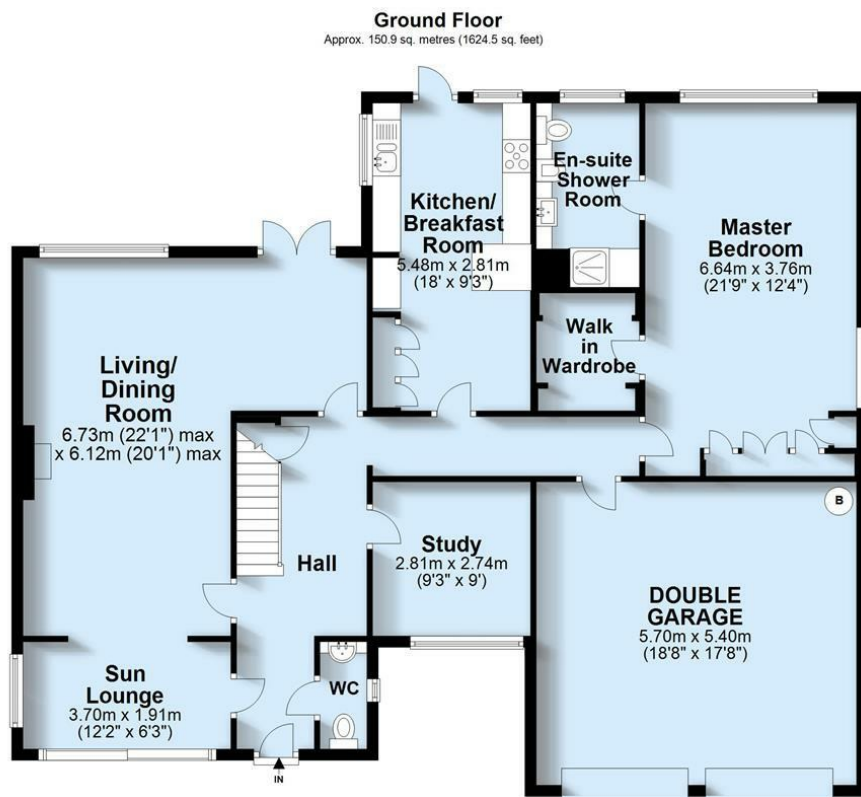
Block Brick Drive

Council Tax Band: F

EPC: D







Total area: approx. 194.2 sq. metres (2090.7 sq. feet)

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

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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