



1 Corsica Close, Seaford, BN25 1BL

ROWLAND  
GORRINGE



# 1 Corsica Close, Seaford, BN25 1BL

**£795,000**

A spacious four double bedroom detached property with spacious rear garden, double garage and stunning views, situated in a desired location within close proximity to the seafront.

This deceptively spacious house is light & bright throughout with accommodation comprising; welcoming and spacious hallway, cloakroom, living room to the front aspect, brick fireplace with gas fire. The dining room has patio doors which open onto the garden. The kitchen breakfast room adjoins the dining room and also overlooks and leads to the garden whilst providing further access to the utility room with internal door to the double garage.

To the first floor there is a spacious landing with four double bedrooms, ensuite to the master bedroom and family bathroom. Further benefits include sea views, two lofts one of which is a very useful walk in loft.

Outside the attractive front garden provides ample off road

parking with remainder lawn and shrub area. The rear is a great size being mainly laid to lawn with patio seating areas, pond, side access and shed.

Corsica Close is 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.

















**Entrance Porch**

**Entrance Hall**

**Kitchen**

13'10" x 10'10" (4.22m x 3.30m)

**Utility**

9'11" x 5'11" (3.02m x 1.80m)

**Dining Room**

16'8" x 12'1" (5.08m x 3.68m)

**Living Room**

17'11" x 15'10" (5.46m x 4.83m)

**Cloakroom**

**Landing**

**Bedroom One**

16'10" x 12'2" (5.13m x 3.71m)

**En-Suite**

**Bedroom Two**

12'4" x 10'11" (3.76m x 3.33m)

**Bedroom Three**

12'6" x 10'11" (3.81m x 3.33m)

**Bedroom Four**

13'7" x 9'6" (4.14m x 2.90m)

**Bathroom**

**Eaves Storage**

**Garage**

18'1" x 15'3" (5.51m x 4.65m)

**EPC: D**

**Council Tax Band: F**



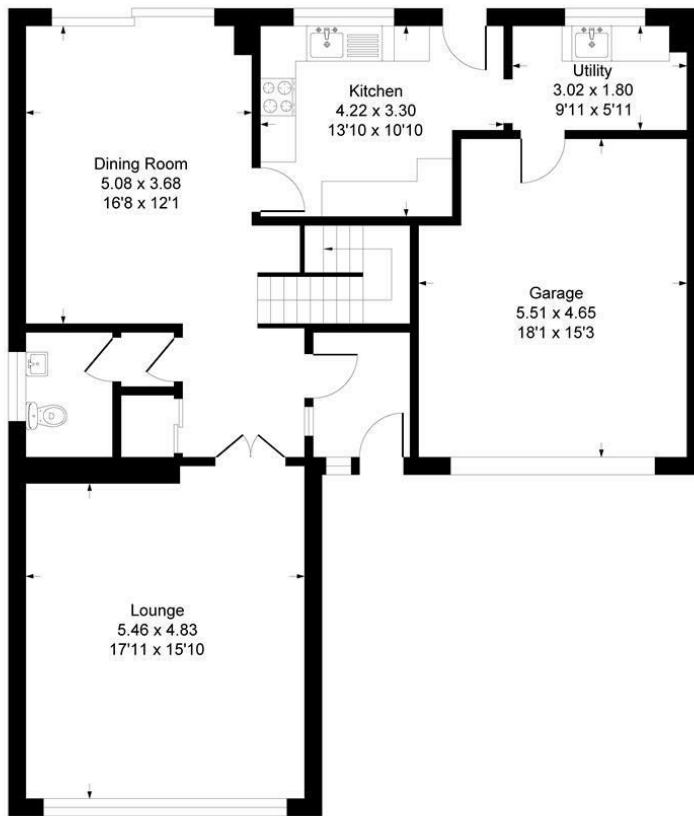




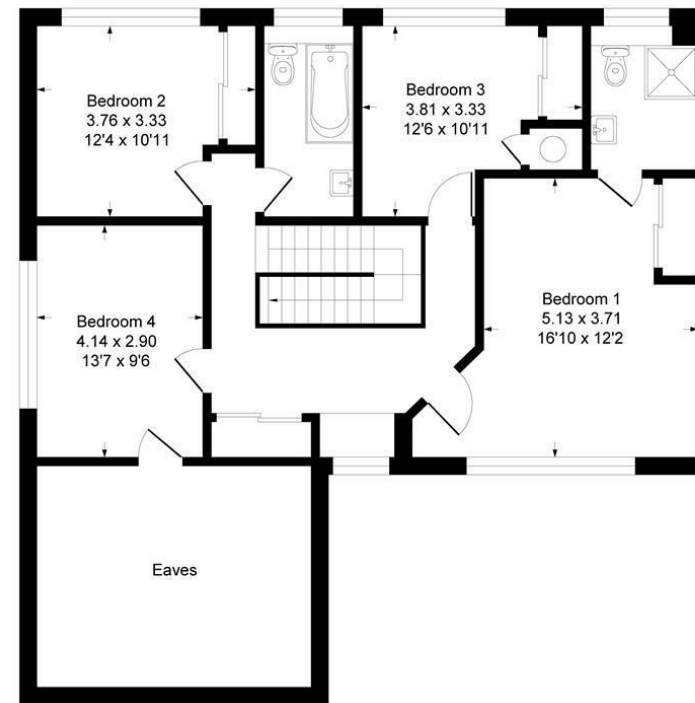


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Approximate Gross Internal Floor Area = 199.64 sq m / 2149 sq ft



Ground Floor



First Floor

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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