



15 Firle Close, Seaford, BN25 2HL

ROWLAND  
GORRINGE

# 15 Firle Close, Seaford, BN25 2HL

£750,000

An immaculately presented and extended detached 3 bedroom chalet style house within the highly desirable Firle Close.

The property is deceptively spacious throughout offering light and bright accommodation comprising; welcoming entrance hall, four great size reception rooms including a dining room to the rear aspect. Spacious living room which boasts a feature fire place, triple aspect windows including patio doors which lead to the rear impressive rear garden. The modern kitchen boasts matching wall and base cupboards, integrated appliances , window over looking the front and access to the breakfast room. A superb 19'x11' master suite with dressing room further over looks the rear. The ground floor further benefits from a modern and deluxe family bathroom, utility room and further useful study.

To the first floor there is are two double bedrooms, a walk in storage cupboard and a modern bathroom. Attractive views to the front can be found from the landing through the stylish eye brow window.

Outside there is off road parking for several cars, electric car charger point and path leading to the front door.

The impressive rear garden boasts patio seating area, a variety of shrubs and plants and remainder level lawn. Timber summer house, 2x sheds, greenhouse and side access.

Firle Close is a quiet close lying approximately half a mile from Seaford town centre and all its amenities. 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.

The prestigious and historic Seaford Golf club is located within 800m from the property. Seaford Blatchington, as the club is referred to locally, is a Sussex gem and one of the finest downland courses in the country set in a particularly beautiful part of the South Downs.

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 Hall

### Living Room

19'11" x 14'4" (6.07m x 4.37m)

### Kitchen

14'10" x 7'10" (4.52m x 2.39m)

### Breakfast Room

9'10" x 7'7" (3.00m x 2.31m)

### Utility Room

8'1" x 5'10" (2.46m x 1.78m)

### Dining Room

21" x 8'11" (6.40m x 2.72m)

### Bedroom One

19" x 11'5" (5.79m x 3.48m)

### Dressing Room

14'8" x 7'7" (4.47m x 2.31m)

### Study

11'5" x 7'7" (3.48m x 2.31m)

### Shower Room

8'1" x 5" (2.46m x 1.52m)

### Bedroom Two

14'4" x 10'4" (4.37m x 3.15m)

### Bedroom Three

12'4" x 8" (3.76m x 2.44m)

### Storage

7'3" x 6'5" (2.21m x 1.96m)

### Bathroom

6'5" x 5'8" (1.96m x 1.73m)

### Rear Garden

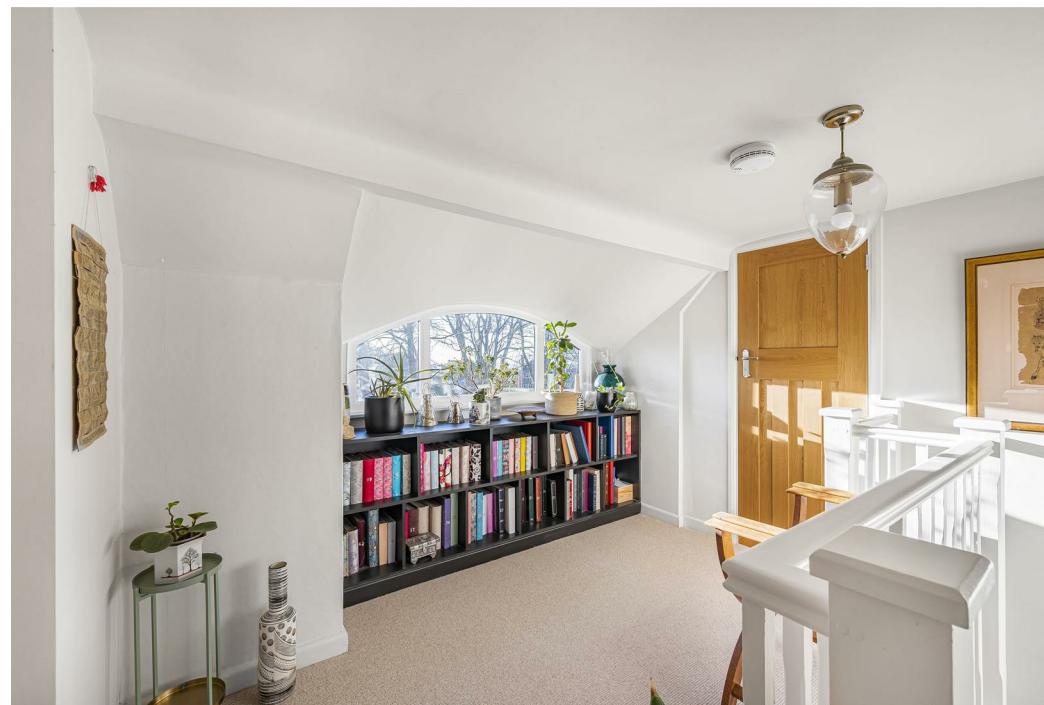
### Summer House

9'11" x 8'3" (3.02m x 2.51m)

### EPC: C

### Council Tax Band: E





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Approximate Gross Internal Floor Area = 164.6 sq m / 1772 sq ft

Outbuilding Area = 7.6 sq m / 82 sq ft

Total Area = 172.2 sq m / 1854 sq ft

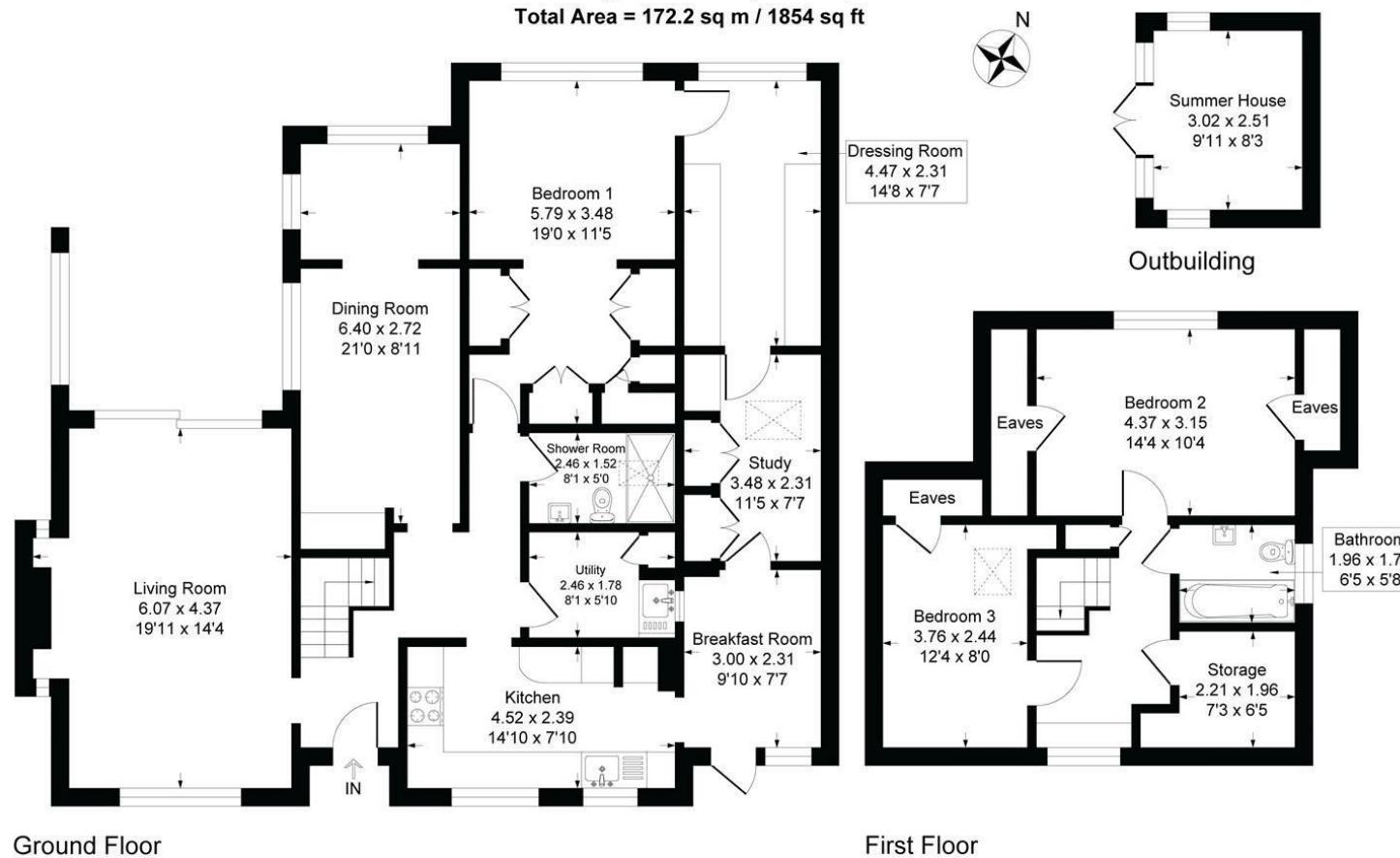


Illustration for identification purposes only, measurements are approximate, not to scale

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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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