



14 Grosvenor Road, Seaford, BN25 2BL

ROWLAND
GORRINGE

14 Grosvenor Road, Seaford, BN25 2BL

£670,000

An impressive and versatile four-bedroom detached home. Modernised, improved and extended by the current owners circa 2023. Enjoying far-reaching views, stunning rear extension and secure off road parking.

Situated in a sought-after position on Grosvenor Road - close to the town centre, this attractive four-bedroom detached home offers spacious accommodation, a generous 1,872 sq ft of living space, and wonderful elevated views across the surrounding area towards Seaford Head and the sea.

The property has a distinctive and characterful appearance, with attractive bay windows and a welcoming frontage. Inside, the generous accommodation provides plenty of scope for modern family living, with four bedrooms and two bathrooms. The ground floor bedroom has a multitude of uses and could be set up as a home gym, music room, office space or further reception room. The living room is a recent extension being light and bright, Bi-Fold doors, sky lights and views to the rear.

Some of the standout features are the elevated position, providing lovely views across the rooftops towards the surrounding countryside and coastline. The modern and stunning kitchen with island, shaker style cupboards and quartz worktop. The home also benefits from a private garden, paved patio area and additional outdoor space, creating an ideal setting for relaxing or entertaining. Gated off road

parking can also be utilised.

With its generous proportions, detached layout, attractive character and superb outlook, this is an exciting opportunity to create a wonderful family home in a desirable Seaford location.

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.

An internal inspection is essential to fully appreciate this beautiful family home.









Entrance Porch

Entrance Hall

Cloakroom

Kitchen

18'2" x 12'1" (5.54m x 3.68m)

Utility

6'5" x 6'1" (1.96m x 1.85m)

Dining Room

13'8" x 9'8" (4.17m x 2.95m)

Lounge

16'9" x 15'9" (5.11m x 4.80m)

Family Room/Bedroom Four

16'1" x 11'9" (4.90m x 3.58m)

Landing

Bedroom One

16'1" x 11'11" (4.90m x 3.63m)

Bedroom Two

14'11" x 12'2" (4.55m x 3.71m)

Bedroom Three

10'10" x 9'10" (3.30m x 3.00m)

Bathroom

9'1" x 6'1" (2.77m x 1.85m)

Shower Room

6'5" x 6'1" (1.96m x 1.85m)

Rear Garden

EPC: C

Council Tax Band: E





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Approximate Gross Internal Floor Area = 173.8 sq m / 1872 sq ft

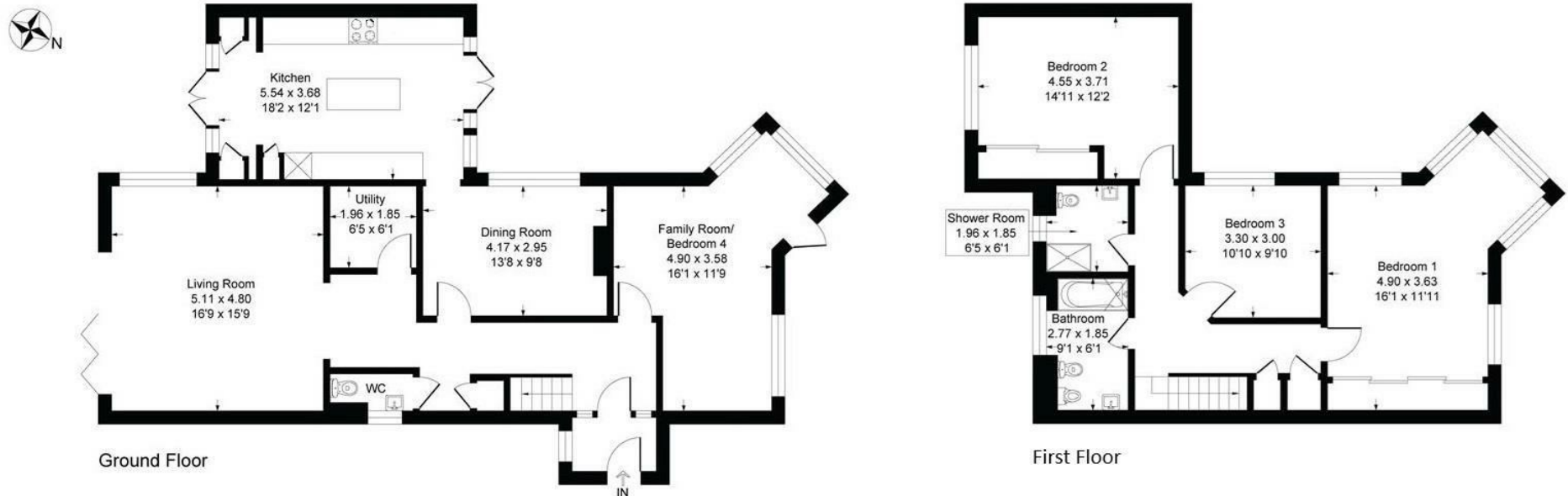


Illustration for identification purposes only, measurements are approximate, not to scale

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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