



6 Firle Close, Seaford, BN25 2HL



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### Offers In Excess Of £900,000

An immaculate and extended detached family home boasting 4/5 bedrooms, 2 bathrooms and impressive kitchen diner. This beautiful house has a wonderful mix of charm/ character throughout with a modern finish.

The welcoming entrance hall has a cloakroom, ample storage along with under stairs cupboard. The dual aspect living room has wooden sliding doors leading to the diner, wood burner and wooden flooring. The stunning kitchen diner has a dual aspect with patio doors leading to the gardens, modern kitchen with matching wall and base cupboards, central island with hob and extractor over. Bedroom five can be found on the ground floor having a multitude of uses to include, home office, annexe potential, studio or salon. Access to the garage can be found via the internal door.

To the first floor there are four excellent size bedrooms to include a spacious master suite with ensuite shower room. The luxury and deluxe bathroom suite comprises a double ended bath, walk in shower cubicle, wash hand basin and low level wc.

Outside there is ample off road parking leading to the garage along with side access. The impressive and secluded rear garden is the favoured and sunny south aspect being secluded, well established mainly laid to lawn, fence borders, decked and patio seating areas. The west facing side lawn further boasts more seating areas, lawn, shed 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

### Kitchen/Dining Room

23'1" x 15'9" (7.04m x 4.80m)

### Living Room

19'5" x 12" (5.92m x 3.66m)

### Cloakroom

### Utility Room

7'5" x 5'7" (2.26m x 1.70m)

### Study/Bedroom Five

19'1" x 9'7" (5.82m x 2.92m)

### Landing

### Bedroom One

15'3" x 12'4" (4.65m x 3.76m)

### En-Suite

9'2" x 3'10" (2.79m x 1.17m)

### Bedroom Two

15'4" x 12'1" (4.67m x 3.68m)

### Bedroom Three

12'1" x 1'5" (3.68m x 0.43m)

### Bedroom Four

12" x 8'6" (3.66m x 2.59m)

### Bathroom

### Rear Garden

### Side Garden

### Garage

27'3" x 9'9" (8.31m x 2.97m)

EPC: C

Council Tax Band: E









## 6 Firle Close, BN25 2HL

Approximate Gross Internal Floor Area = 189.4 sq m / 2039 sq ft

Garage Area = 24.2 sq m / 261 sq ft

Total Area = 213.7 sq m / 2300 sq ft

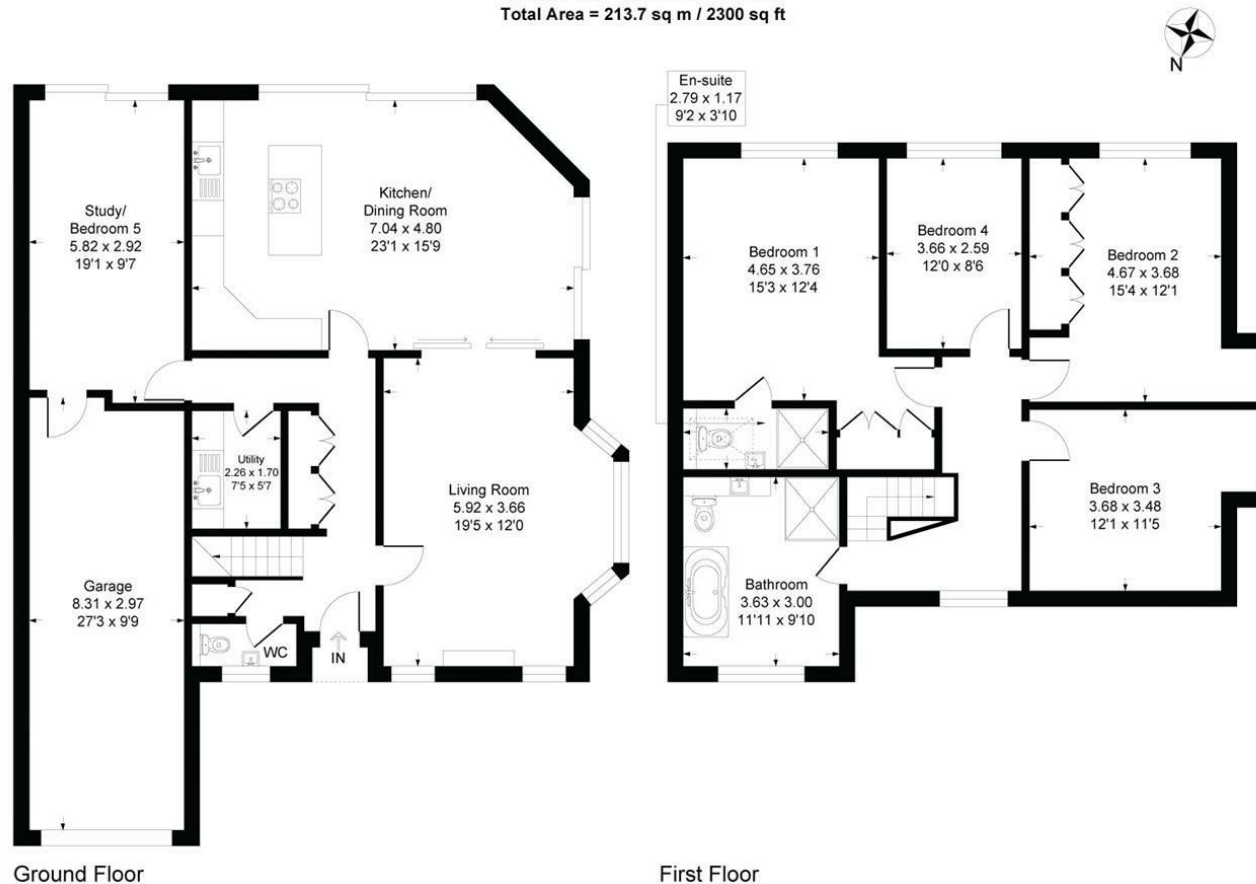


Illustration for identification purposes only, measurements are approximate, not to scale

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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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