



36 Cuckmere Road, Seaford, East Sussex, BN25 4DJ

ROWLAND  
GORRINGE

36 Cuckmere Road  
Seaford  
East Sussex  
BN25 4DJ  
£540,000

Stepping into the hallway you find a sense of welcoming space and light to the property, with a large landing window to the open staircase. A block wood floor of the period takes you from the hall, through French style doors into the through aspect living/dining room – with bay window to the front and French doors to the rear lead onto the garden. Overlooking the garden the kitchen has a good range of wall/base units with wooden worktop over and inset butlers sink. The breakfast room has a door and windows onto the garden – there is also a courtesy door to the rear of the garage. A downstairs wc leads off the hall. Upstairs you have the 4 bedrooms with bedroom 1 having a bay window to the front and bedroom 2 having views to Seaford Head. The family bathroom is also located on the first floor.

The south facing rear garden is laid to lawn with patio adjoining the property, secure side access, greenhouse and a garden shed. To the front is a large lawn with path and drive/hardstanding leading to the property and the garage – which has power.

Cuckmere Road is one of Seafords' most sought after locations, being in the heart of the South East quarter. Close to Seaford Head golf course, yet within easy reach of schools, leisure centre and recreation grounds. Seaford town centre with all its amenities, railway station, delightful downland walks, seafront promenade and beach are all within approximately one mile.



- Detached House
- Through Living/Dining Room
- South Facing Rear Garden
- Drive/Hardstanding
- Views to Seaford Head
- 4 Bedrooms
- Breakfast Room
- Garage
- South East Quarter



|                            |                                |
|----------------------------|--------------------------------|
| Hall                       |                                |
| Living/Dining Room         | 7.79m x 3.81 (25'6" x 12'5")   |
| Kitchen                    | 3.65m x 2.71m (11'11" x 8'10") |
| Breakfast Room/Garden Room | 3.48m x 2.71 (11'5" x 8'10")   |
| Downstairs W/C             |                                |
| Landing                    |                                |
| Bedroom 1                  | 4.43m x 3.34m (14'6" x 10'11") |
| Bedroom 2                  | 3.35m x 3.29m (10'11" x 10'9") |
| Bedroom 3                  | 3.67m x 2.16 (12'0" x 7'1")    |
| Bedroom 4                  | 2.71m x 1.73m (8'10" x 5'8")   |
| Family Bathroom            |                                |
| Garage                     | 5.26m x 2.53m (17'3" x 8'3")   |
| Rear Garden                |                                |
| Front Garden               |                                |
| Drive/Hardstanding         |                                |
| Council Tax Band: E        |                                |
| EPC: D                     |                                |





**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

**01323 490680**

hello@rowlandgorringe.co.uk  
www.rowlandgorringe.co.uk



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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