



SEAWAY 32 MARINE PARADE, SEAFORD, BN25 2PY

£1,350,000



Seaway offers seafront elegance set along the highly desirable and unspoilt Marine Parade. This beautifully appointed seafront home enjoys uninterrupted views of the English Channel and sits conveniently near to Seaford Head, Newhaven Ferry Port, sailing club, bus services and railway station with direct links to London, Brighton and Eastbourne. Seaford is also surrounded by the South Downs National Park. Water sports facilities and mobile sauna are currently situated nearby for added enjoyment.

The home welcomes you with a Yorkstone terrace and sheltered veranda-style entrance. Highlights include a characterful sitting room with sea views, a bespoke open-plan kitchen and family room with French doors to the front garden and a selection of versatile bedrooms across two floors, many with private access to the balcony. All the bedrooms to the first floor have their own en suite facilities.

With its sweeping coastal views, generous gardens, a detached outbuilding with garage and garden room and proximity to both countryside and coast, this unique residence offers the perfect blend of comfort, style and location. Internal inspection advised.

- FIVE BEDROOM DETACHED SEAFRONT RESIDENCE
- OPEN PLAN KITCHEN / BREAKFAST & FAMILY ROOM
- VIEWS TO SEAFORD HEAD AND THE SEA
- UTILITY ROOM & CLOAKROOM
- LOUNGE, SEPARATE DINING ROOM AND STUDY
- REAR GARDEN ROOM
- SOUTH WEST ASPECT FIRST FLOOR BALCONY WITH GLAZED BALUSTRADE
- OUTSIDE ENTERTAINMENT AREA
- 50 FEET LONG FRONT DRIVE AND GARAGE SITUATED TO THE REAR WITH ACCESS VIA ALBANY ROAD
- THREE FIRST FLOOR EN-SUITES AND GROUND FLOOR SHOWER ROOM



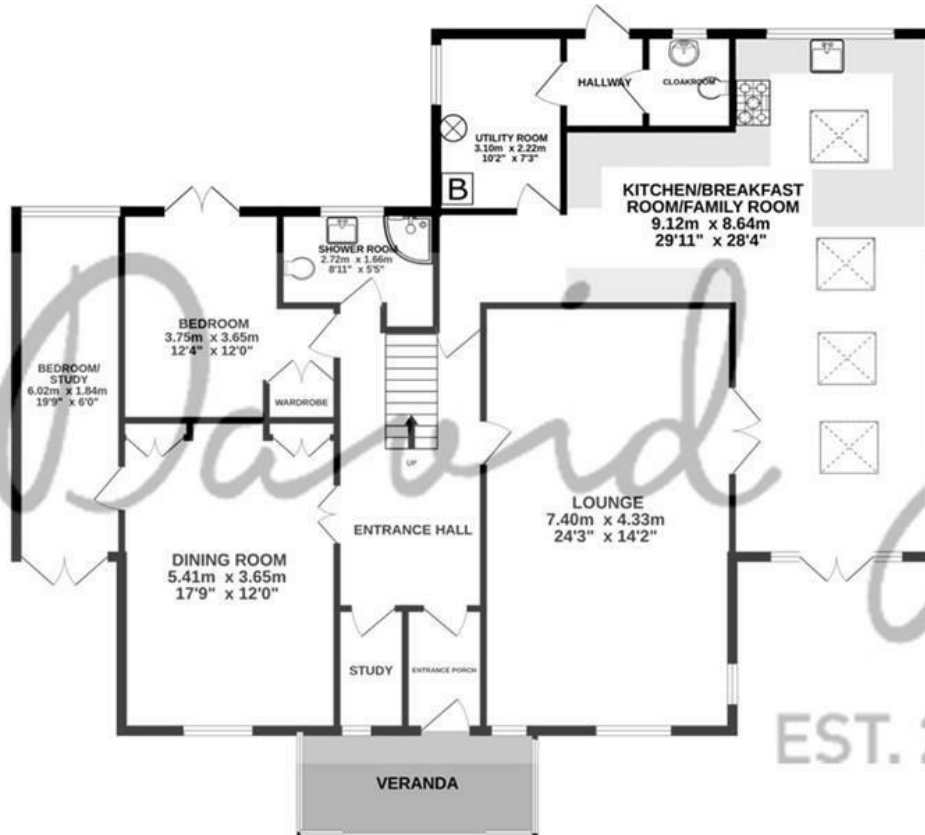




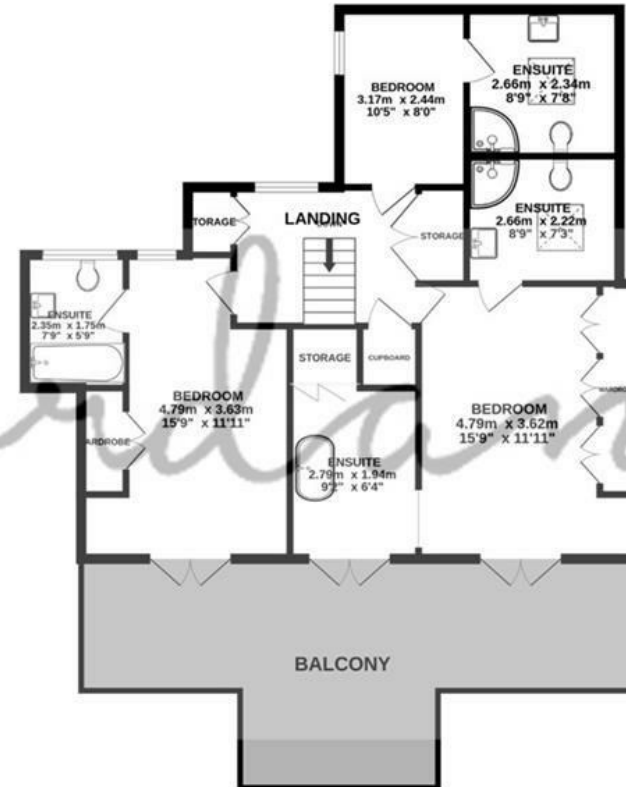




GROUND FLOOR  
155.1 sq.m. (1669 sq.ft.) approx.



1ST FLOOR  
77.3 sq.m. (833 sq.ft.) approx.



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TOTAL FLOOR AREA : 232.4 sq.m. (2502 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Exterior & Entrance

The property boasts a beautifully elevated Yorkstone terrace that spans nearly the full width of the plot with mature coastal plants and provides a stunning vantage point from which to enjoy uninterrupted views of the sea. To the right of the property is a decking area boarded by wooden posts and nautical style rope giving a beachside marine feel. A sheltered veranda-style entrance, featuring smart tiled flooring, creates a warm and inviting seating area perfect for relaxing and gazing across the coastal landscape.

#### Entrance & Reception

The front door opens into a charming entrance lobby with Quarry tiled flooring, leading through a glazed door into a welcoming reception hall, enhanced by oak flooring, under-stairs storage, a slimline column radiator and a bright, open feel.

Tucked just off the hall is a compact study, ideal for home working, with a front-facing window overlooking the veranda.

The lounge exudes character, with warm oak flooring, low-level column radiators, and a feature gas coal-effect fireplace with ornate surround and display mantel. A built-in drinks cabinet adds sophistication. Multiple shuttered windows invite natural light while framing beautiful sea views, making this room both cosy and elegant.

#### Open-plan Kitchen, Breakfast & Family Room

French doors lead into an expansive kitchen and day room, thoughtfully designed to balance practicality with style. Highlights include a bespoke range of fitted cupboards and drawers, Butler-style sink, and a five-burner Range Master cooker. Extensive worktops incorporate a breakfast bar, with integrated refrigerator and dishwasher. The space is bathed in natural light from four skylights and features oak flooring throughout. French doors open onto a nautical timber deck leading to the front garden, offering more of those uninterrupted sea views.

A door from the kitchen leads to a generous laundry/boiler room, housing the Worcester gas boiler (installed 2025) and Glenhill water cylinder with space and plumbing for a washing machine and additional appliance. Side window, radiator and built-in cupboards. A further door opens to the ground floor cloakroom with traditional-style wash basin and WC.

#### Dining Room

The separate dining room continues the oak flooring theme, with a low-level column radiator, front-facing window with shutters and sea views. A classic built-in display cabinet with glass-fronted doors spans the width of the room, with a central alcove perfect for decorative pieces.

#### Ground Floor Bedrooms

Bedroom Five is split-level and double aspect, with a view over the rear garden and French doors opening onto timber decking. Bedroom Four is similarly generous, with a built-in wardrobe, part-panelled walls, upright column radiators, and French doors leading to the rear garden. Both are well-appointed and ideal for guests or family.

A ground floor shower room serves these bedrooms, fitted with a walk-in shower cubicle, towel rail, WC, wash basin, rear window, with smartly panelled walls.

#### First Floor Accommodation

A central staircase with polished wood handrail leads to the first-floor landing, laid with oak flooring. A shuttered low-level window offers natural light, while generous built-in storage and a radiator add functionality. There's also a walk-in wardrobe and access to the loft.

#### Main Suite

The principal bedroom suite includes built-in wardrobes and a matching dressing table along one wall, with a column radiator. The room flows through to an en-suite shower room together with separate private bathroom, featuring a roll-top bath, French doors opening onto a balustraded balcony, where sweeping views of the English Channel create a perfect start to each day. A built-in linen cupboard and towel rail add practical luxury.

#### Bedroom Two

This room mirrors the elegance of the main suite, with oak flooring, column radiator, rear window, French doors with shutter blinds also opening to the large balcony with glass balustrade. The breathtaking views of the sea and promenade. A well-appointed en-suite bathroom includes a panelled bath with shower screen, wash bowl, WC and towel rail.

#### Bedroom Three

A bright and comfortable double, with upright column radiator, side window with shutters, en-suite shower room featuring a shower cubicle, vanity unit and WC. Handy built-in storage.

#### Gardens & Grounds

To the front, a generous lawn is intersected by a central Yorkstone pathway that leads to an outdoor entertainment area, including a timber deck and barbecue space, perfect for entertaining while taking in the serene views of the English Channel and the house itself.

The rear garden is part-lawned, with pathways, raised sleeper beds for planting, fruit trees and a timber shed for storage.

#### Outbuildings & Access

A valuable addition is the detached outbuilding, comprising a garden room and garage, which has the advantage of access of a long concrete drive via Albany Road, providing ample off-street parking.

The main entrance to the property is via Marine Parade, through a long tarmac drive and entrance gates, enhancing both privacy and presence.

Please note: Permission was granted in 2021 for a single story rear annexe extension in accordance with application no: LW/21/0877.





## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: G

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



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General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

01323 898414

[sales@davidjordan.co.uk](mailto:sales@davidjordan.co.uk)

[davidjordan.co.uk](http://davidjordan.co.uk)

*David Jordan*

EST. 2004