



ROBIN POST 17 FIRLE ROAD, SEAFORD, EAST SUSSEX, BN25 2HJ

£1,350,000

Sitting within stunning gardens and approached via a private driveway off of the prestigious Firle Road David Jordan Estate Agents are proud to present Robin Post, one of Seaford's hidden gems, built in 1952 by the renowned local architect Alwyn Underdown.

Rarely on the market, with only two previous owners in 74 years, this family home offers a wealth of charm, character and features distinctive to Alwyn Underdown, including oak reclaimed from a former Sussex barn. The house was tastefully extended in the 1970's and the ground floor accommodation comprises a reception hall, drawing room, dining room, study, kitchen/breakfast room, conservatory, wine cellar and cloakroom and a WC. On the first floor you will find five bedrooms, two with en-suites, a family bathroom and WC.

The property sits within a plot of approximately one acre of stunning gardens complementing the property with features including a large patio terrace with inset pond, beautiful Olive tree and BBQ, a further patio adjoins the swimming pool making an ideal setting for summer entertaining. The vegetable garden yields a good variety of fruit and vegetables and is discreetly concealed from the main garden which is laid to lawn with a variety of ornamental shrubbery and trees, including some stunning pleached Limes which provide shade to the southerly facing patio terrace.

The front garden is predominantly driveway, with a raised central bed full of established shrubs and plants. The Island drive offers ample parking and easy access to the two double garages which themselves provide additional parking or storage/workshop options. The boundaries to Robin Post are a mixture of attractive flint walls, brick walls and timber fencing.

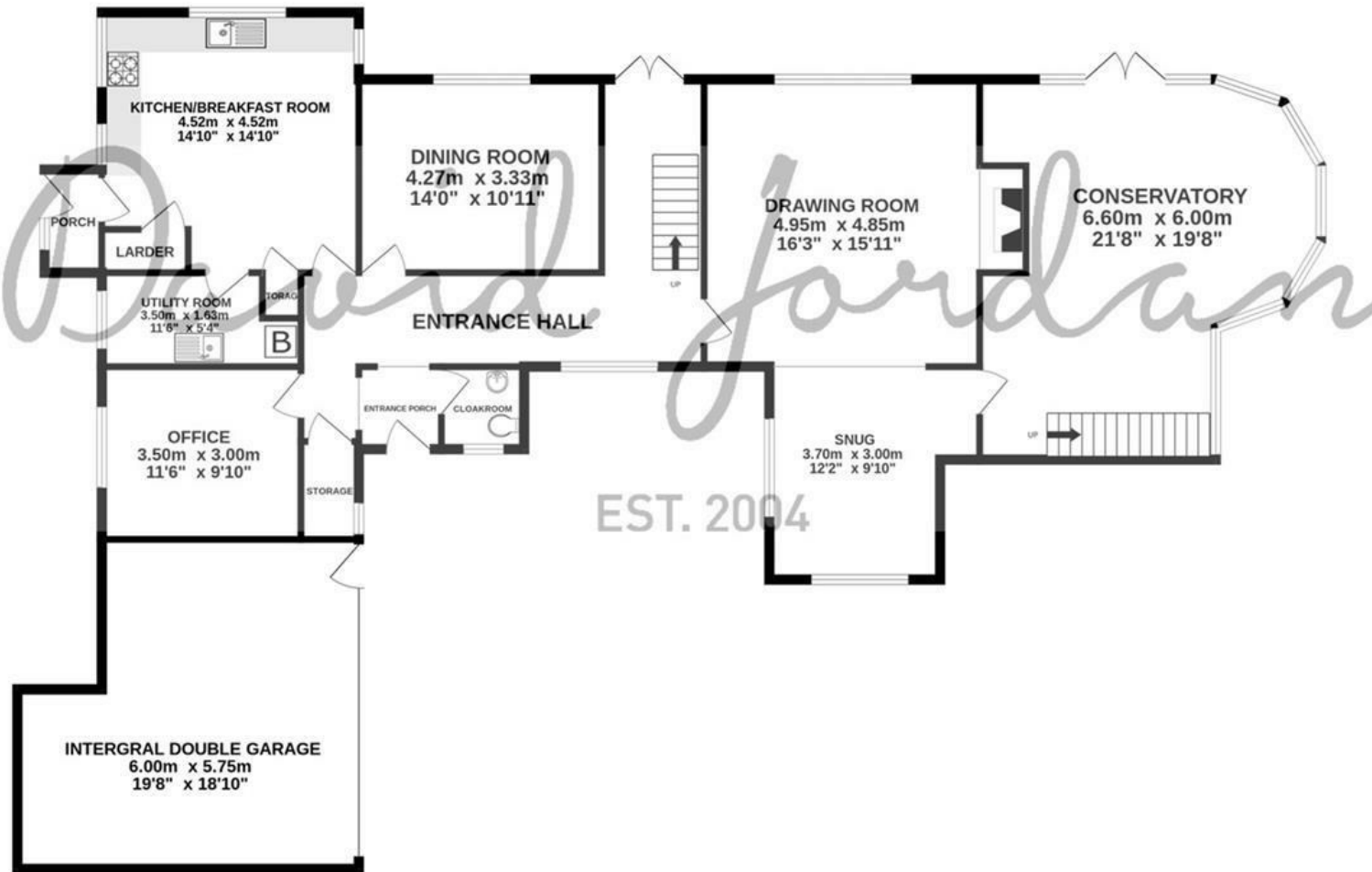
Seaford enjoys a variety of shops, restaurants, parks, leisure facilities and offers the choice of either coastal or countryside walks. Good transport links including bus services to Eastbourne or Brighton and rail links to Brighton, Lewes and London make Seaford a popular choice for those happy to commute to work.

- SUBSTANTIAL 'UNDERDOWN' RESIDENCE
- DISCREETLY SITUATED WITHIN FIRLE ROAD
- STUNNING LANDSCAPED GARDENS WITH SWIMMING POOL
- FIVE BEDROOMS
- FOUR RECEPTION ROOMS
- WINE CELLAR
- TWO DOUBLE GARAGES
- AMPLE PARKING WITH ISLAND DRIVEWAY
- VIEWING STRONGLY RECOMMENDED
- NO ON GOING CHAIN

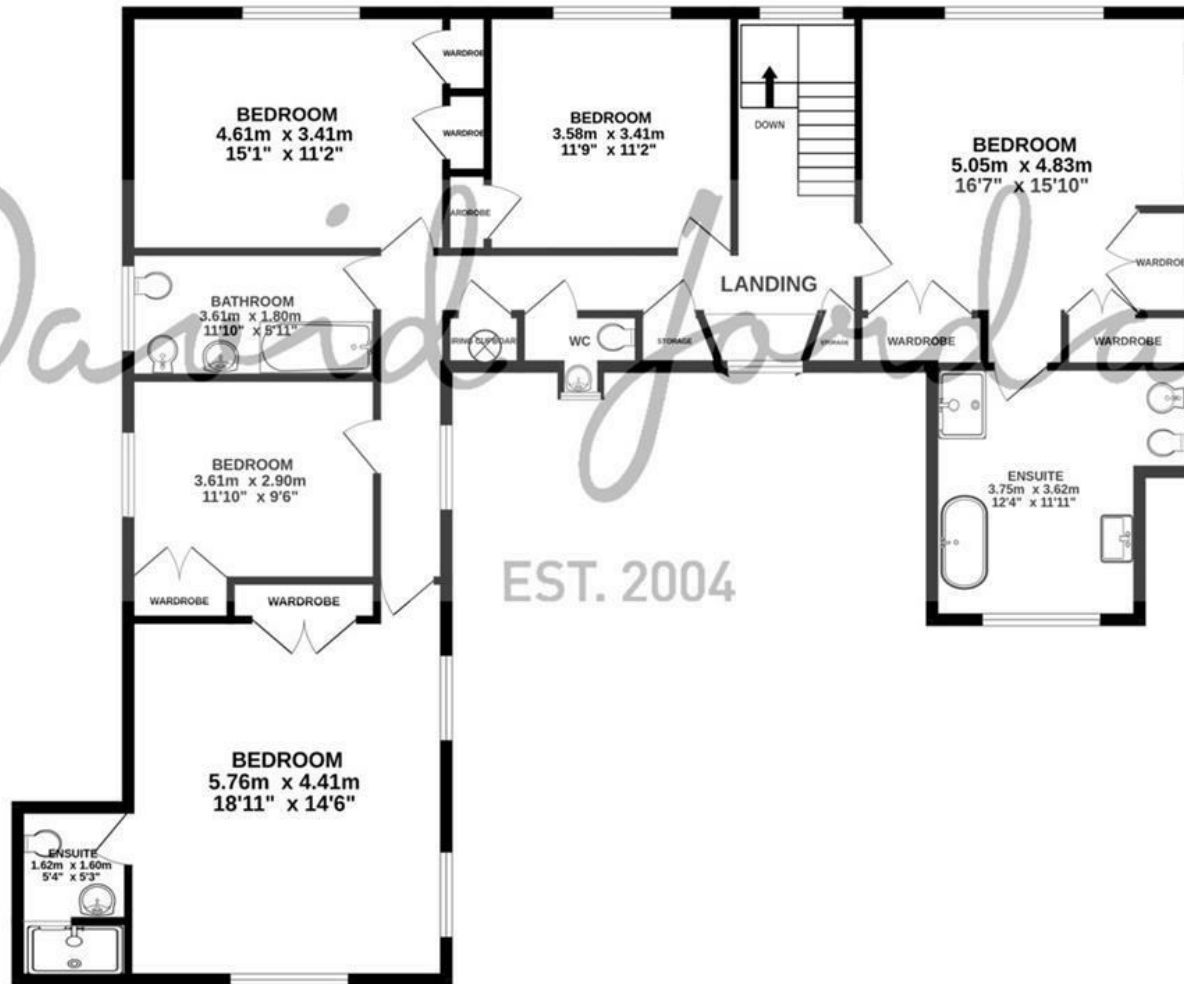




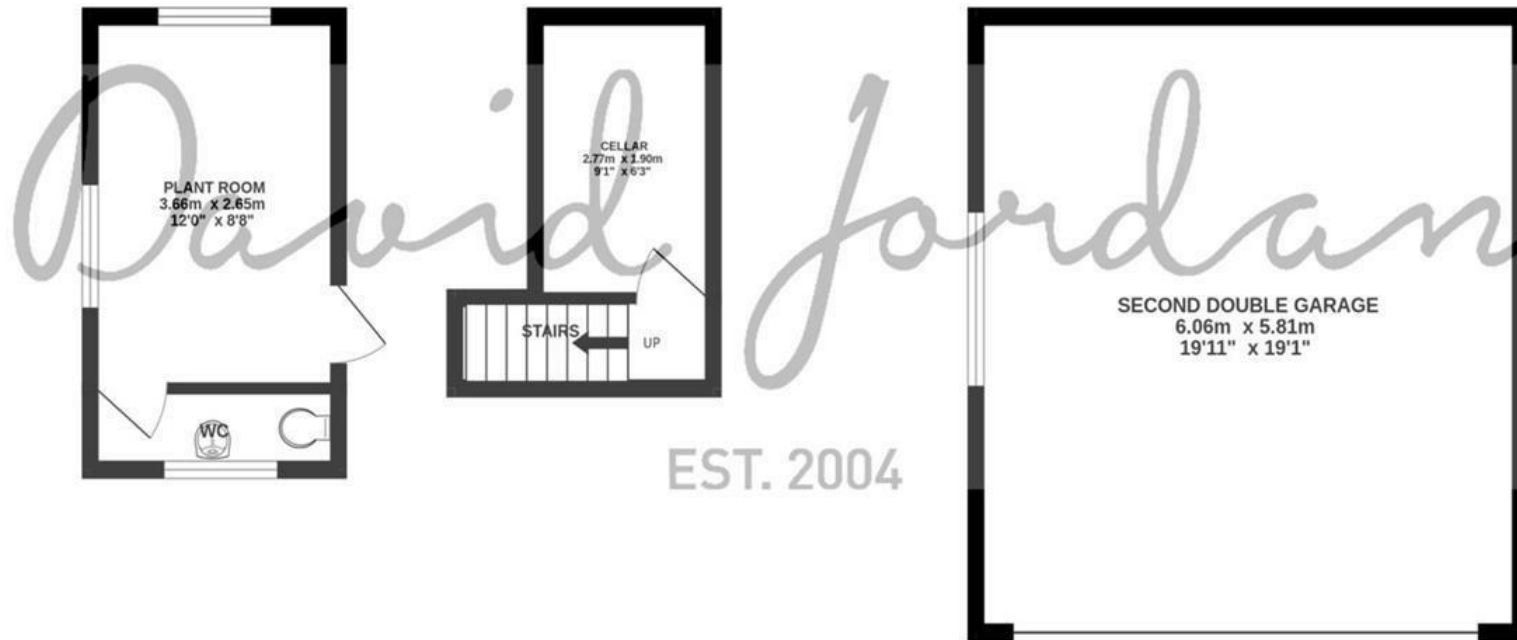
GROUND FLOOR  
177.4 sq.m. (1910 sq.ft.) approx.



1ST FLOOR  
134.5 sq.m. (1447 sq.ft.) approx.



ADDITIONAL BUILDINGS  
54.7 sq.m. (589 sq.ft.) approx.





## ACCOMODATION

### ENTRANCE HALL:

Oak entrance door with leaded light glazed panel. Herringbone oak flooring. Stairs to first floor landing. Leaded light window overlooking front. Two radiators. Cloaks cupboard & WC. Glazed leaded light French doors and windows overlooking and leading onto the Terrace.

### KITCHEN/BREAKFAST ROOM:

A bespoke kitchen from Smallbone. Range of base units with Corian work surface over incorporating moulded sink and drainer with mixer tap. Tiled splashback. Gas fired AGA with adjacent freestanding gas cooker. Integrated dishwasher. Leaded light windows to front side and side elevations enjoying garden views. Shelved cupboard. Larder cupboard with cold shelf and shelving. Laundry room with sink unit, space and plumbing for washing machine and tumble dryer. Worcester wall mounted boiler. Leaded light window. A small porch provides access to a side courtyard.

### DRAWING ROOM:

A dual aspect room with oak beamed ceiling and leaded light windows which enjoy garden views. Feature Inglenook open fireplace. Two radiators. Oak herringbone flooring.

### CONSERVATORY:

Exposed brick base with double glazed windows and roof, French doors leading out to the garden. Tiled floor. Discreet staircase leads down to the temperature controlled wine cellar.

### DINING ROOM:

Leaded light window enjoying garden views. Radiator. Feature oak beamed ceiling and wall.

### STUDY:

Leaded light window. Range of bespoke oak shelving, drawers with cupboards. Radiator. Oak herringbone flooring.

### FIRST FLOOR LANDING:

Leaded light windows offering garden views. Shelved storage cupboard. Airing cupboard housing pre-lagged hot water cylinder and shelving. Hatch to loft space. WC.

### PRINCIPAL BEDROOM:

A dual aspect room with leaded light windows enjoying garden views. Range of fitted wardrobes with hanging rails and drawers. Radiator.

### EN-SUITE BATHROOM:

Double ended bath with mixer tap. Double tiled shower cubicle. Wash basin. WC with concealed system. Bidet. Radiator. Heated towel rail. Leaded light Window. Marble tiling to walls.

### BEDROOM TWO:

A dual aspect room with secondary glazed light windows overlooking the front elevation. Two radiators. Range of recessed wardrobes.

### EN-SUITE:

Tiled shower cubicle. Wash basin set into vanity unit. Low-level WC. Tiled walls.

### BEDROOM THREE:

Leaded light windows overlooking rear garden with distant glimpse of Seaford Head and the sea. Radiator. Two recessed wardrobes.

### BEDROOM FOUR:

Leaded light window. Radiator. Recessed wardrobe.

### BEDROOM FIVE:

Leaded light window overlooking side courtyard. Range of recessed wardrobes.

### FAMILY BATHROOM:

Panelled bath with mixer tap and shower attachment. Pedestal wash basin. Low-level WC. Bidet. Heated towel rail. Leaded light window. Tiled floor. Shelved storage cupboard.

### OUTSIDE

Robin Post sits on a plot of approximately an acre, access is via private driveway which lies discreetly off of Firle Road. A substantial paved terrace adjoins the property and features a beautiful mature Olive tree, an inset pond with Koi and stone BBQ. The terrace extends to the side and forms an area ideal for discreet laundry drying. This area also provides access to the plant room which houses the swimming pool filter and a gardeners WC. The main terrace enjoys a Southerly aspect and is shielded from the sun by a thoughtfully planted row of Pleached Limes. The swimming pool is a generous size and has a paved patio area to one side making a delightful area for Summer entertaining. The main garden is laid to lawn with a variety of established trees, shrubs and plants. The concealed vegetable garden is neatly maintained and yields a variety of fruit and vegetables. Within the garden you will also find a stone summer house with small brick patio, a timber summerhouse/pool changing room and greenhouse.

The front garden is predominantly made up of an Island Driveway with raised central shrub bed. Within the front you will find a detached double garage and also a double integral garage, both these provide excellent options for parking and/or storage.

### Disclaimer

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.



## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: G

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D

## DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

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.

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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.



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EST. 2004