

77 Cuckmere Road, Seaford, BN25 4DL

ROWLAND GORRINGE

77 Cuckmere Road
Seaford
BN25 4DL

£475,000

A spacious and extended five bedroom detached house with scope to modernise throughout.

An opportunity to acquire a fantastic family home which offers a huge amount of potential throughout. Internal accommodation comprises; welcoming entrance hall, downstairs cloakroom, through living room with dining room, family room and study. Kitchen which over looks and leads onto the rear garden.

To the first floor there are five bedrooms and a family shower room. Views towards Seaford Head can be found from the front bedrooms.

To the front there is a path leading to the front door, remainder lawn area to the front and side. Off road parking leads to the garage. The rear garden is a blank canvas for someone to really make their mark, access to the garage and gated side access.

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



- 1771 Square Feet
- Five Bedrooms
- Scope to Improve
- Off Road Parking
- Rear & Side Garden
- Extended
- Sought After Cuckmere Road
- Views
- Garage
- No Ongoing Chain



Entrance Hall	
Living Room	5.13m x 3.66m (16'10" x 12")
Kitchen	4.11m x 2.54m (13'6" x 8'4")
Dining Room	3.68m x 3.05m (12'1" x 10")
Family Room	3.00m x 2.62m (9'10" x 8'7")
Study	3.66m x 3.00m (12" x 9'10")
Cloakroom	
Bedroom One	6.20m x 2.54m (20'4" x 8'4")
Bedroom Two	4.19m x 3.00m (13'9" x 9'10")
Bedroom Three	3.15m x 3.02m (10'4" x 9'11")
Bedroom Four	3.15m x 3.02m (10'4" x 9'11")
Bedroom Five	3.61m x 2.72m (11'10" x 8'11")
Shower Room	2.51m x 1.60m (8'3" x 5'3")
Rear & Side Garden	
Garage	8.03m x 2.69m (26'4" x 8'10")
EPC: D	
Council Tax Band: E	











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Approximate Gross Internal Floor Area = 142.86 sq m / 1538 sq ft
Garage Area = 21.61 sq m / 233 sq ft
Total Area = 164.47 sq m / 1771 sq ft

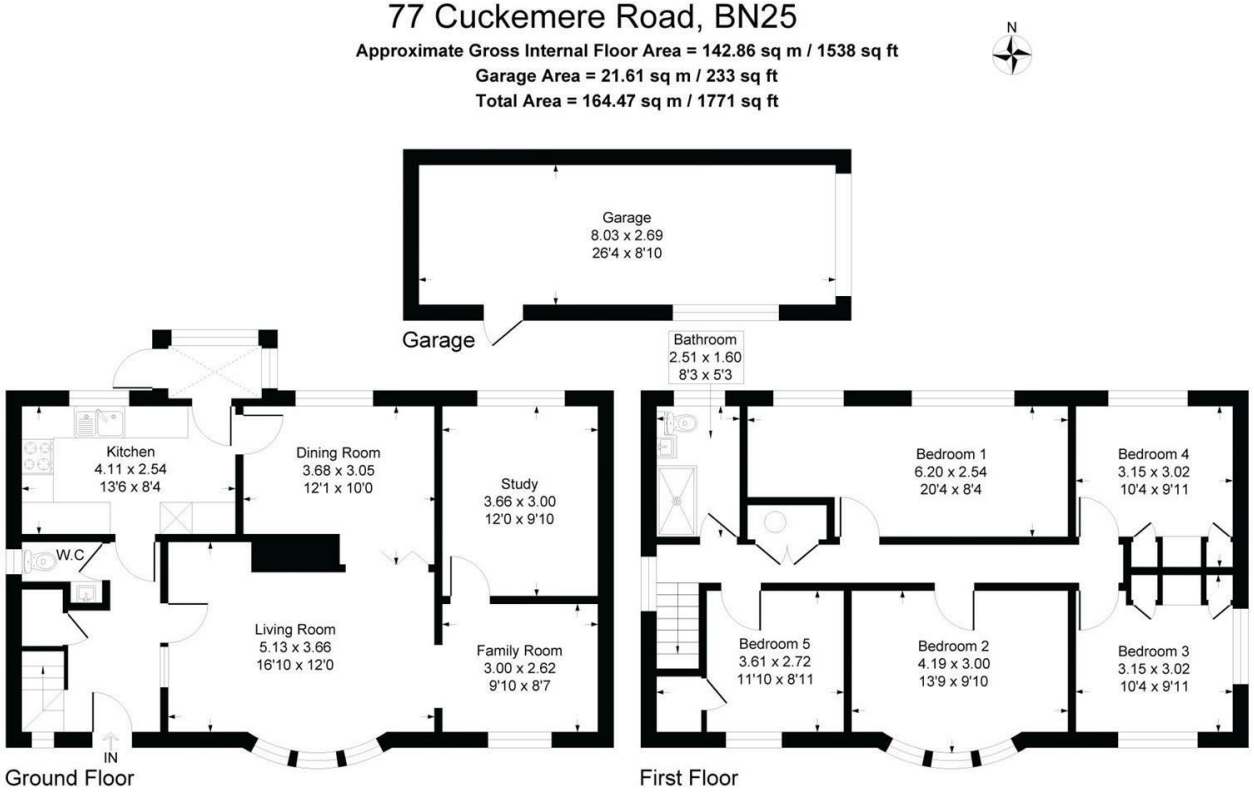


Illustration for identification purposes only, measurements are approximate, not to scale

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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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