



ELM COURT BLATCHINGTON ROAD, SEAFORD, BN25 2FD

£500,000

Elm Court – Contemporary Coastal Homes in Seaford. Prices ranging from £500,000 to £525,000

Shaped around a sense of space, light and connection, Elm Court is an exclusive development of nine individually designed homes that bring a contemporary edge to Seaford's coastal charm. Nestled behind an elegant flint wall and accessed via a private driveway, this mews style enclave offers peace and privacy just moments from the town centre, seafront and train station, with excellent links to Brighton, Gatwick and London.

Each home features a generous open plan living area that flows onto the balcony, creating ideal spaces for entertaining or relaxation. The main bedroom includes an en-suite, complemented by two further double bedrooms and family bathroom..

Built by a local, highly respected, family-run building contractor, Elm Court combines quality craftsmanship with a refined specification. Finishes are paired with energy-efficient features such as Air Source Heat Pumps, underfloor heating and full fibre broadband, ensuring comfort, sustainability and low running costs.

Further benefits include: three private parking spaces, an undercroft, utility room and a 10-year new build warranty.

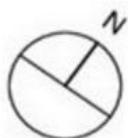
Framed by the South Downs and the sea, Seaford offers a relaxed coastal lifestyle with scenic walks, independent shops, cafés and highly regarded schools, all within easy reach of Brighton and Eastbourne.

- PRICES RANGING FROM £500,000 TO £525,000
- 10 YEAR NEW BUILD WARRANTY
- THREE PRIVATE PARKING SPACES PER HOME INCLUDING LARGE UNDERCROFT WITH ELECTRIC VEHICLE CHARGING POINT
- AIR SOURCE HEAT PUMPS AND UNDERFLOOR HEATING
- FULL FIBRE BROADBAND
- UTILITY ROOM WITH DIRECT ACCESS TO PRIVATE GARDEN
- MAIN BEDROOM WITH EN-SUITE, TWO FURTHER DOUBLE BEDROOMS AND A FAMILY BATHROOM
- SPACIOUS OPEN PLAN LIVING AND KITCHEN AREA WITH BIFOLD DOORS OPENING ONTO THE EXPANSIVE BALCONY
- LOCATED WITHIN A FEW MINUTES WALK FROM SEAFORD TOWN CENTRE, RAILWAY STATION AND BUS SERVICES
- EXCELLENT PRIMARY AND SECONDARY SCHOOLS NEARBY

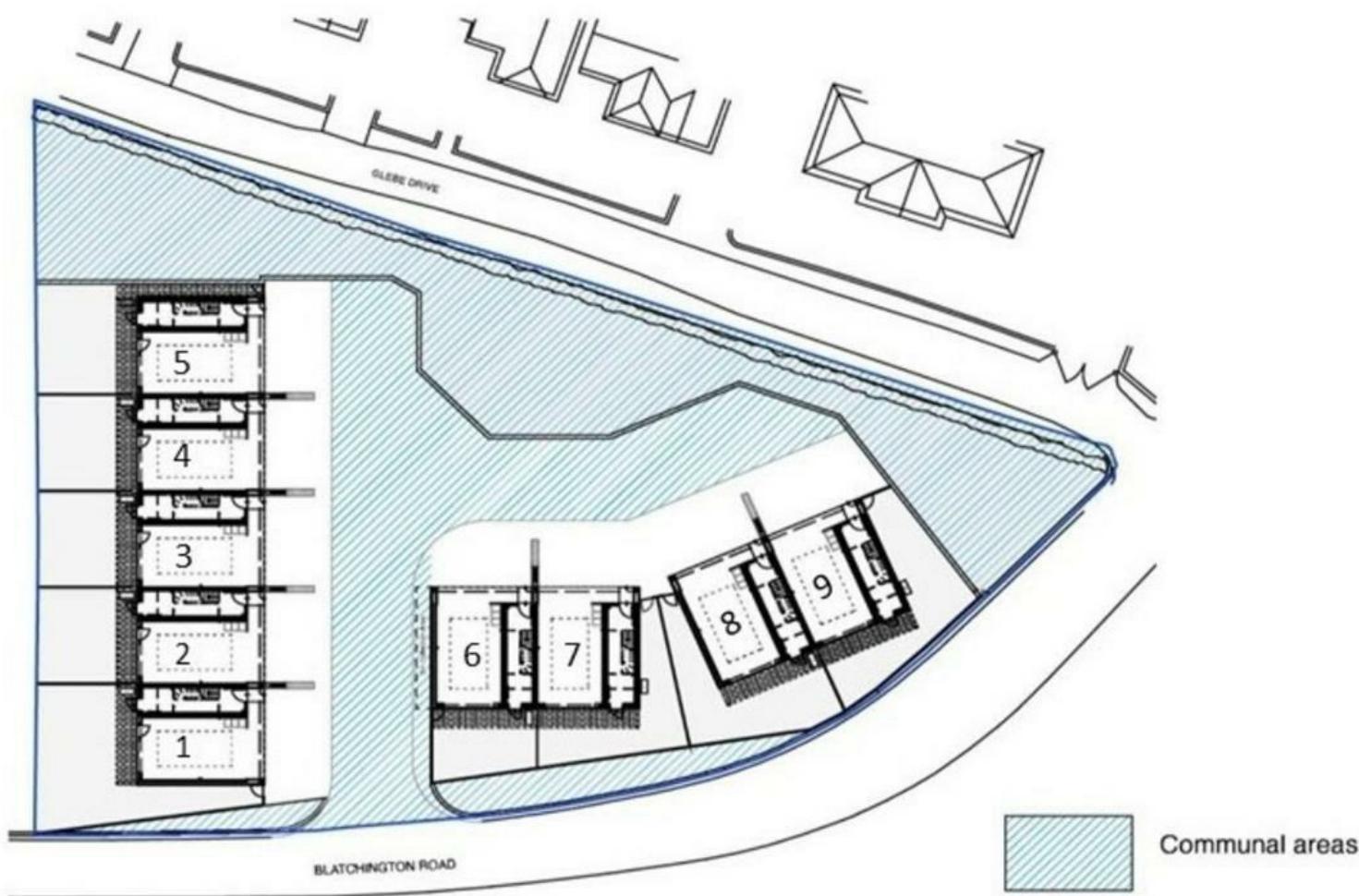








0 10 20 50  
1:500 Scale Bar (m)



Drawing Scale 1:1250 / 1:500 @ A3





## Elm Court

Tucked discreetly behind a classic flint wall and approached via a private paved drive, Elm Court is a unique development of just nine individually designed homes. Set on the edge of the Blatchington Hill Conservation Area, the location combines peace and privacy with excellent convenience, situated only a short walk from Seaford town centre, unspoilt seafront and the mainline train station with regular services to Gatwick Airport and London via Lewes or Brighton

### A Sense of Community

With homes thoughtfully arranged to create a welcoming neighbourhood feel, Elm Court offers an environment where residents can enjoy both privacy and a strong sense of community. This setting is ideal for families, professionals and downsizers alike, those who value modern design while appreciating the character and heritage of Seaford.

### Contemporary Living Space

Each property has been crafted with generous proportions, light-filled interiors and flexible layouts to suit modern lifestyles. Immediately you are greeted by a stunning aluminium Spitfire front entrance door

- Spacious open plan living and kitchen area with bifolding doors opening out onto a balcony
- Main bedroom with en-suite and two further double bedrooms and a family bathroom
- Private gardens and expansive balconies overlooking the bowling green
- High-quality finishes throughout, constructed by a trusted local family run building contractor

### Built for the Future

Elm Court has been designed with sustainability and resilience at its heart.

- Air Source Heat Pumps (ASHP) and underfloor heating installed for efficient, low-carbon warmth
- Superfast full fibre broadband to meet today's smart home connectivity demands, future proofing for evolving technology
- Designed to be climate change resistant with specified materials to ensure long-term durability.

### Everyday Comfort & Practicality

- Three private parking spaces per home with large undercroft area with electric vehicle charger.
- Utility room with direct access to the garden.
- A 10-year new build warranty for complete peace of mind
- Low-maintenance contemporary design, perfect for busy lifestyles
- Tiled flooring to ground level
- Carpets to hallways, stairs and bedrooms

### Seaford – Coastal Town Living

Nestled between the South Downs National Park and the English Channel, Seaford offers the best of both coast and countryside. Residents of Elm Court will enjoy:

- Miles of clifftop and countryside walks on their doorstep
- Independent shops, cafés, restaurants, and a thriving arts scene in the town centre
- Excellent primary and secondary schooling options
- Leisure and a wide selection of sports facilities
- Easy access to Brighton, Eastbourne, and beyond

Elm Court is more than just a place to live; it's a place to belong.

### 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: D

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



## 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.

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.

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EST. 2004