11 Homefield Road, Seaford, BN25 3DG

ROWLAND GORRINGE

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£700,000

A beautifully presented and versatile four bedroom detached character house located in one of Seaford's premier roads, further benefits include a stunning landscaped rear garden, Seaford Head views and garage.

The house has been refurbished and remodeled to a high standard by the current owners with light and bright internal accommodation comprising; a welcoming entrance with porch area. Internal door leading to the living room with views to the front aspect, wood flooring and wood burner in situ with fireplace surround. The modern kitchen diner oozes light with French doors leading to the rear and further window to the rear, kitchen area has matching wall and base cupboards, wooden work surfaces, central island, butler style sink, some integrated appliances and space for range cooker. A useful bedroom and shower room can be found to the rear of the property, the family area and access to the integral garage complete the ground floor.

To the first floor there are three bedrooms, a family bathroom and separate WC. Bedroom 1 & 3 both boast views to Seaford Head.

To the front there is off road parking leading to the garage, further path to the front door and access to the side lean.

The secluded, south facing garden is approximately 70' in length being a real sun trap with full width patio leading from the house, sunken pond area, steps leading down to the lawn area with further seating areas, variety of trees and shrubs.

Homefield road lies approximately half a mile from Seaford town centre and all its amenities. Seaford is surrounded by the South Downs National Park and enjoys over two miles of un-commercialised promenade and beach. The town has a wide range of shopping facilities, schools for all ages, choice of restaurants, cafes and bars. There are two golf courses, a leisure centre, tennis, bowls, rugby, cricket and sailing clubs, plus fishing, cycling and many other recreational facilities. The railway station offers a service to London (Victoria 90 minutes). Regular bus services are available to Eastbourne, Brighton and outlying villages. The cross channel port of Newhaven has daily services to Dieppe, busy yacht marina and fishing fleet. The larger coastal resorts of Eastbourne and Brighton are approximately 10 and 13 miles respectively and Gatwick airport 42 miles.

The prestigious and historic Seaford Golf club is located within 1km from the property. Seaford Blatchington, as the club is referred to locally, is a Sussex gem and one of the finest downland courses in the country set in a particularly beautiful part of the South Downs.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.

Entrance Porch

Living Room
17'8" x 11'11" (5.38m x 3.63m)

Kitchen/Dining Room
18'8" x 11'10" (5.69m x 3.61m)

Family Area
10'9" x 9'11" (3.28m x 3.02m)

Bedroom 4
12'10" x 8'3" (3.91m x 2.51m)

Shower Room
9'7" x 3'3" (2.92m x 0.99m)

Bedroom 1
17'8" x 11'11" (5.38m x 3.63m)

Bedroom 2
10'4" x 10'3" (3.15m x 3.12m)

Bedroom 3
11'4" x 7'1" (3.45m x 2.16m)

Family Bathroom
7'1" x 6'4" (2.16m x 1.93m)

Garage
18'1" x 10'0" (5.51m x 3.05m)

Lean To
19'5 x 4'2" (5.92m x 1.27m)

Front Garden

Rear Garden

Council Tax: F

EPC: C

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Approximate Gross Internal Floor Area = 140.15 sq m / 1509 sq ft
Garage Area = 16.79 sq m / 181 sq ft
Total Area = 156.94 sq m / 1690 sq ft

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

Rowland Gorringe Estate Agents
Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
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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