

23 Homefield Road, Seaford, BN25 3DP

ROWLAND GORRINGE

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£635,000

This superbly presented house has been refurbished and improved by the current owners over the last 4 years. With an open aspect the ground floor has a 24' through living room to the sun lounge, an open double doorway leads to the impressive kitchen/diner. Measuring 27' the kitchen area has wall/base units to 2 walls, a long central island has units under with sink over as well as breakfast bar for 5, there is bi-fold doors lead onto the deck area. The spacious hall has a returning staircase to the first floor and the downstairs cloaksroom/wc. To the first floor you have all 3 double bedrooms, with bedrooms 1 and 3 having views towards Seaford Head. Bedroom 1 also has a fitted bank of wardrobes. The modern family bathroom has dual sinks, wc and bath with shower fitted over.

The rear southerly garden has views to Seaford Head, a raised composite deck adjoining the house with steps leading onto the lawn. Secure side access leads to the front as well a courtesy door into the garage. A block brick drive sits to front providing several vehicles. The garage has power, lighting, a full width double electric door, however reduced depth due to the kitchen expansion but provides ideal storage for bikes, kayaks, general storage etc.

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.











Hall

Cloakroom/WC

Living Area
24'4" x 13'8" (7.42m x 4.17m)

Sun Lounge
12'7" x 9'8" (3.84m x 2.97m)

Kitchen/Dining Room
27'11" x 16'2" (8.51m x 4.93m)

Landing

Bedroom 1
14'0" x 13'8" (4.29m x 4.17m)

Bedroom 2
13'8" x 9'10" (4.17m x 3.00m)

Bedroom 3
11'3" x 7'10" (3.43m x 2.41m)

Family Bathroom
7'8" x 7'10" (2.36m x 2.41m)

Garage
15'10" x 12'0" (4.83m x 3.66m)

Drive/Hardstanding

Rear Garden

Council Tax Band: E

EPC: D















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Approximate Gross Internal Floor Area = 154.76 sq m / 1666 sq ft
Garage = 17.65 sq m / 190 sq ft
Total = 172.41 sq m / 1856 sq ft

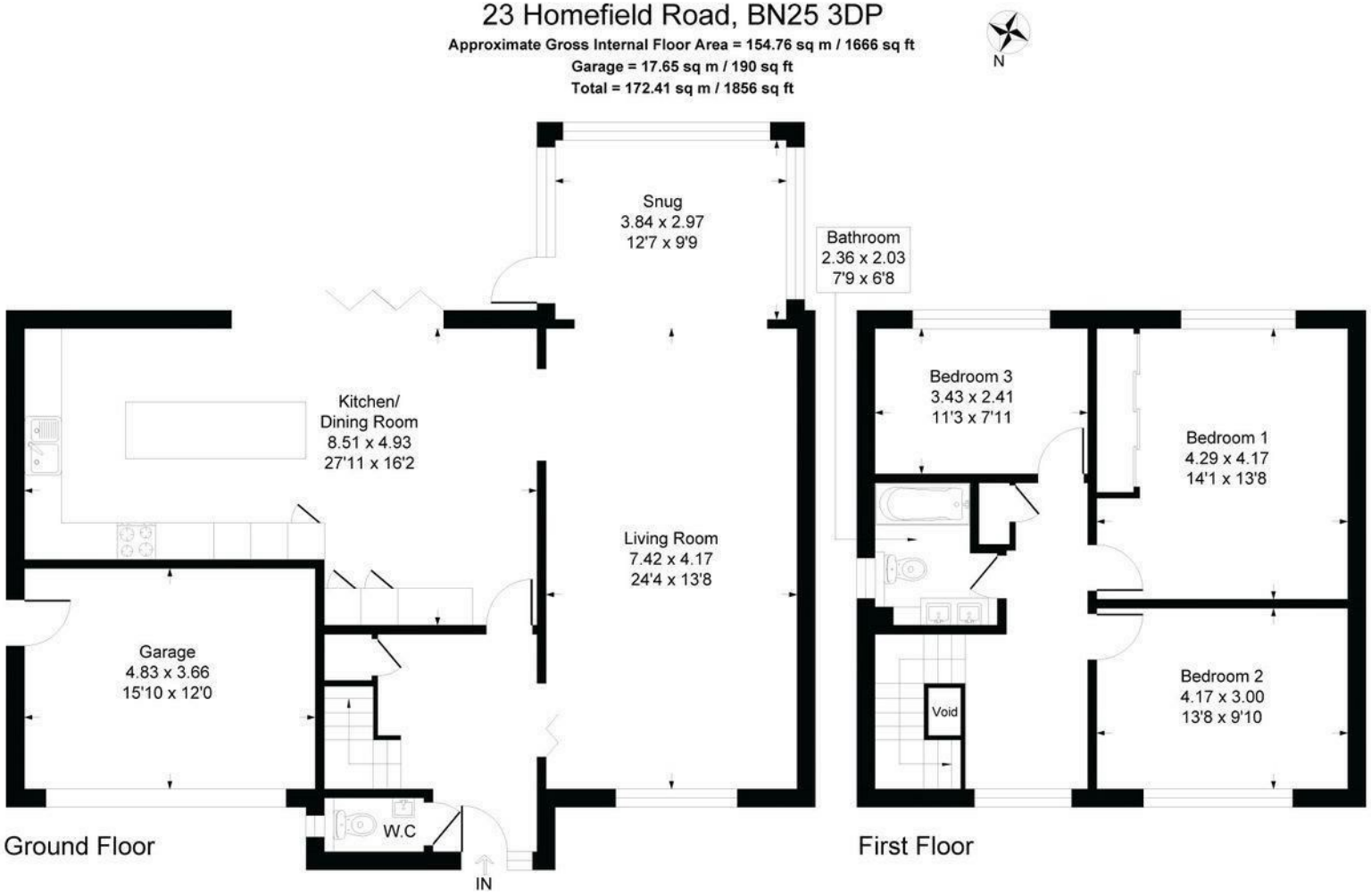


Illustration for identification purposes only, measurements are approximate, not to scale

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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