

Magpies Rother Road, Seaford, BN25 4HT

ROWLAND GORRINGE

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Guide Price- £550,000-£600,000

A deceptively spacious four bedroom, three reception room detached house with south facing rear garden, garage and no ongoing chain.

This light and bright house has an open and airy feel with well presented accommodation comprising, welcoming entrance, kitchen to the front with matching wall and base cupboards, ample work surface, space for Rangemaster, window to the front aspect with door to the side. The spacious living room has patio doors leading to the conservatory with further arch leading into the dining area, tiled flooring and door leading to the rear garden. The conservatory, useful store areas and cloakroom/wc complete the ground floor.

To the first floor there are four bedrooms, attractive views towards Seaford Head can be found from bedroom 1&2, bedroom 1 boasts an ensuite bathroom whilst a further modern shower room can be found off the landing.

Outside to the front there is ample off road parking leading to the garage, access to the front door plus both sides. The south facing and secluded rear garden has a spacious patio, further lawn area, pond, shed, spacious summerhouse and variety of plants, shrubs and trees.

An opportunity to acquire a house within the desirable south east quarter of Seaford close to Seaford Head Golf Course and with level walk to the town centre, railway station and seafront which are within approximately one mile.

Surrounded by the South Downs National Park, Seaford, with over two miles of uncommercialised promenade and beach, offers a wide range of shopping facilities, a choice of restaurants, cafes and bars. There are nursery, primary, secondary schools and a 6th form college. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. The railway station offers a service to London (Victoria 90 minutes). The adjoining cross Channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.






TOWCR





Entrance Porch

Hall

Kitchen Breakfast Room
13'8" x 12'10" (4.17m x 3.91m)

Living Room
17'6" x 13'8" (5.33m x 4.17m)

Dining Room
13'2" x 11'7" (4.01m x 3.53m)

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

Store
21'2" x 3'3" (6.45m x 0.99m)

Store
23'7" x 2'10" (7.19m x 0.86m)

Landing

Bedroom 1
18'1" x 14' (5.51m x 4.27m)

Ensuite

Bedroom 2
13'2" x 12'2" (4.01m x 3.71m)

Bedroom 3
13'6" x 11'5" (4.11m x 3.48m)

Bedroom 4
13'10" x 9'10" (4.22m x 3.00m)

Shower Room

Front Garden

Garage
17'10" x 9'2" (5.44m x 2.79m)

South Facing Rear Garden

Summer House
12'1" x 10'1" (3.68m x 3.07m)

EPC: D

Council Tax Band: F















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Approximate Gross Internal Floor Area = 187.69 sq m / 2020 sq ft
Garage Area = 15.18 sq m / 163 sq ft
Outbuilding Area = 11.31 sq m / 122 sq ft
Total Area = 214.18 sq m / 2305 sq ft

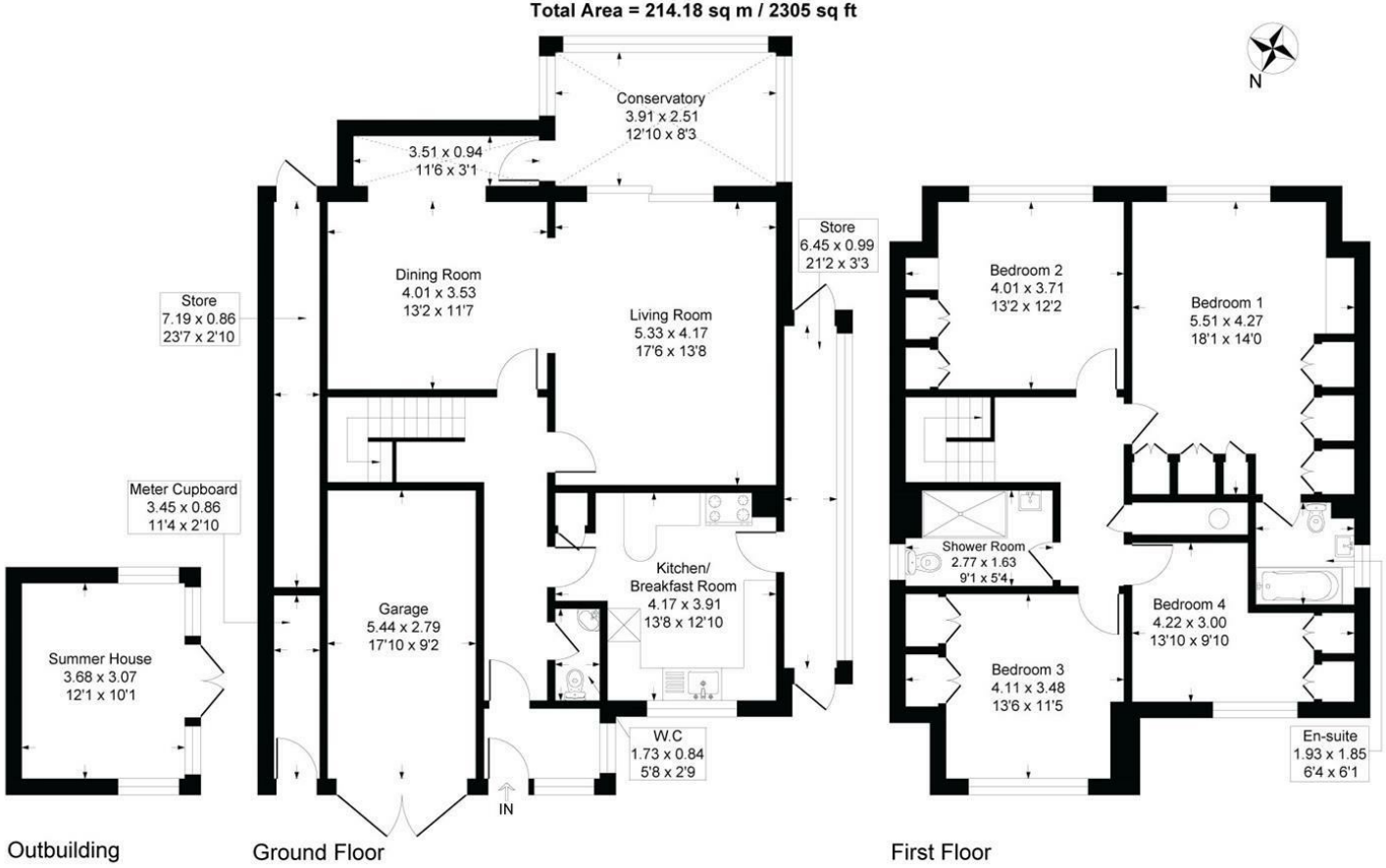


Illustration for identification purposes only, measurements are approximate, not to scale

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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