



23 South Way, Seaford, BN25 4JG

ROWLAND  
GORRINGE

## 23 South Way, Seaford, BN25 4JG

### Offers In Excess Of £675,000

Rarely available, extended and beautifully presented three double bedroom, four reception room detached bungalow set in large gardens in this sought after location close to the South Downs National Park at Seaford Head.

This light and bright bungalow has been expertly refurbished and extended by the current owners boasting versatile accommodation. This comprises, useful entrance porch which leads onto the welcoming and spacious entrance hall. The living room is to the front aspect with large picture window. The modern and extended kitchen/ dining room is to the rear whilst over looking and leading out onto the large garden. The kitchen area has matching wall and base cupboards, ample work surface, space for range cooker, integrated dishwasher and access to the family room/ bedroom 4. There are three double bedrooms, principal suite with ensuite shower room and further dressing room. The modern bathroom has bath, shower, wc and wash hand basin. A useful utility room, study and cloakroom/wc complete the internal accommodation.

Outside there is ample off road parking with access to the garage, access to the front door and remainder lawn area.

The spectacular rear garden is approximately 100ft in length being secluded, mainly laid to lawn with shrubs and patio seating area.

South Way is one of Seafords' most desired roads located in the highly sought after South East/ Seaford Head area of Seaford with its nearby golf course, delightful downland and headland walks. The uncommercialised and extremely popular promenade and beach are within minutes walk. There are junior, secondary and sixth form schools close by and the town centre with all its amenities and railway station are also within a reasonable level walk.

Seaford is surrounded by the South Downs National Park, with over two miles of un-commercialised promenade and beach, Seaford offers a wide range of shopping facilities and a choice of restaurants, cafés and bars. 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. Seaford 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.

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. The desirable and renowned Bedes private school can be found in nearby Eastbourne town.









**Entrance Porch**

**Welcoming Entrance Hall**

**Living Room**

16'11" x 10'10" (5.16m x 3.30m)

**Kitchen**

16'10" x 8'11" (5.13m x 2.72m)

**Dining Room**

12'10" x 8'1" (3.91m x 2.46m)

**Utility**

12'9" x 8'5" (3.89m x 2.57m)

**Cloakroom**

**Bedroom One**

13'8" x 10'10" (4.17m x 3.30m)

**En-Suite**

6'10" x 4'7" (2.08m x 1.40m)

**Dressing room**

6'4" x 4'8" (1.93m x 1.42m)

**Bedroom Two**

12'10" x 11'3" (3.91m x 3.43m)

**Bedroom Three**

12'10" x 11'3" (3.91m x 3.43m)

**Bedroom Four/Family Room**

12'9" x 8'5" (3.89m x 2.57m)

**Study**

7'9" x 6'3" (2.36m x 1.91m)

**Bathroom**

8'9" x 7'8" (2.67m x 2.34m)

**Front Garden & Parking**

**100ft Rear Garden**

**Garage**

13'3" x 7'4" (4.04m x 2.24m)

**EPC: C**

**Council Tax Band: E**





## 23 South Way, BN25 4JG

Approximate Gross Internal Floor Area = 136.51 sq m / 1469 sq ft

Garage Area = 9.42 sq m / 101 sq ft

Total Area = 145.93 sq m / 1570 sq ft

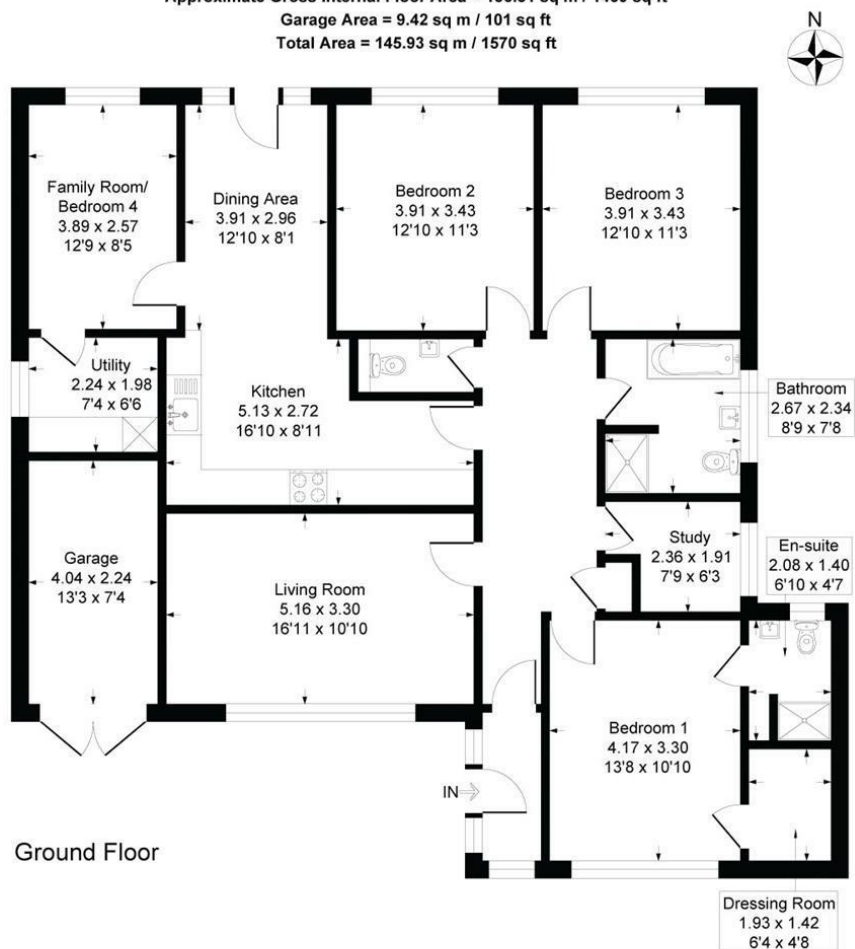


Illustration for identification purposes only, measurements are approximate, not to scale

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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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