



11A Westdown Road, Seaford, BN25 2LA

11A Westdown Road, Seaford, BN25 2LA

**Guide Price-
£800,000-£850,000**

An immaculate and extended five bedroom, three reception room detached house situated on a generous plot, in a highly desired location.

This light and bright family home has been extended and finished to a high standard by the current owners. Internal accommodation comprises; welcoming entrance hall with tiled floor running through the ground floor. The living room has a wood burner in situ, 2 windows with access into the kitchen and open plan dining area. The kitchen has matching wall and base cupboards, extending into the open plan kitchen diner, island with seating, further dining space, bi-fold doors opening onto the rear patio. The downstairs bedroom/family room is currently used by a young adult, can be adapted for a number of purposes including, multi-generational living, home office space or business use (Airbnb/student). A study area, cloakroom/wc and further wet room complete the ground floor.

To the first floor there are four bedrooms, ensuite shower room to the master bedroom and further family bathroom. Bedrooms 3 & 4 further benefit from mezzanine levels accessed via a ladder. A useful laundry

room with washer and dryer can also be found off the landing.

Outside, to the front there is ample off road parking for 3 cars. The rear garden is a great size boasting spacious patio seating area, remainder laid to level lawn – double outdoor plug, tap, greenhouse with greenhouse furniture, two sheds, log store.

Further benefits include; Log burner annually serviced since installation, Boiler annually serviced since installation, Satellite connection to 4 rooms, Solar panels with 10K battery storage. Connected to two double sockets in the house to run off-grid in case of a power cut. Heats water once the battery is filled. Feed-in tariff providing a quarterly return meaning the current owners have low energy bills.

Westdown Road is perfectly located being approximately half a mile from Seaford town centre and railway station with its links to Lewes, Brighton, Gatwick and London Victoria. Seaford is enclosed by the South Downs National Park and enjoys one and a half miles of uncommercialised seafront. The town itself, offers a wide range of shopping facilities, cafes, restaurants, public houses and leisure activities including leisure centre, tennis, bowls, sailing club as well as two golf courses.

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 Hall

Living Room

18' x 13'10" (5.49m x 4.22m)

Kitchen Dining Room

25' x 20'6" (7.62m x 6.25m)

Study

12'6" x 8'11" (3.81m x 2.72m)

Family Room/ Bed 5

20'9" x 10'6" (6.32m x 3.20m)

Shower Room

First Floor Landing

Bedroom 1

13'11" x 13'11" (4.24m x 4.24m)

Ensuite Shower Room

Bedroom 2

11'6" x 9'4" (3.51m x 2.84m)

Bedroom 3

10'112 x 10'3" (3.05m x 3.12m)

Mezzanine

10'7" x 5'4" (3.23m x 1.63m)

Bedroom 4

10'112 x 9' (3.05m x 2.74m)

Mezzanine

10'7" x 4'11" (3.23m x 1.50m)

Family Bathroom

Laundry Room

Ample Off Road Parking

Rear Garden

Plant Room

EPC: C

Council Tax: E





BN25 2LA

Approximate Gross Internal Floor Area = 191.50 sq m / 2061 sq ft

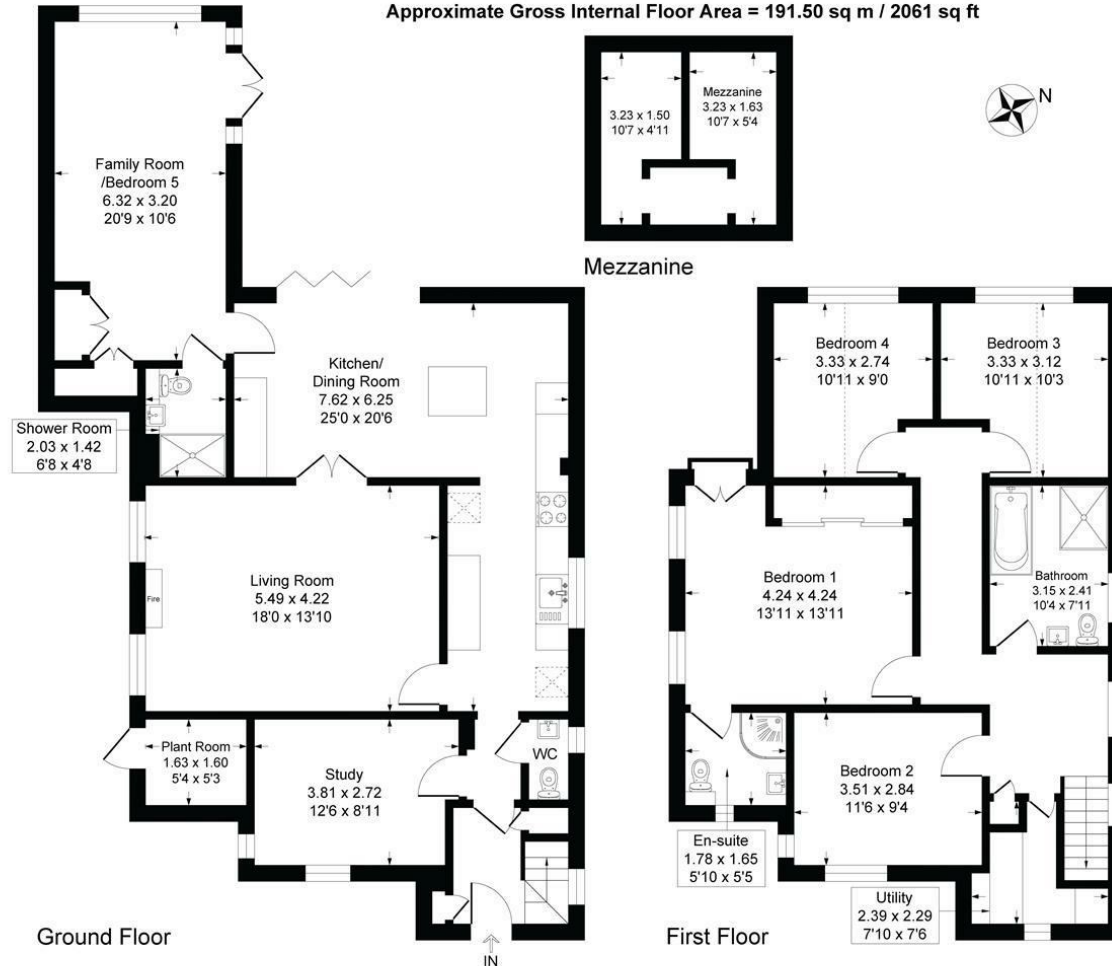


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrington 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.

**ROWLAND
GORRINGTON**