**14 Headland Avenue, Seaford, BN25 4PY**

ROWLAND GORRINGE

# 14 Headland Avenue, Seaford, BN25 4PY

## £625,000

A detached four bedroom character house located in this sought after tree lined road, within one mile of Seaford town centre, beach and railway station. No ongoing chain.

An impressive detached house built circa 1930s offering scope to improve and extend subject to planning. Offering three reception rooms including rear facing living room and dining room, conservatory with door leading onto the south facing rear garden. The kitchen/breakfast room looks to the rear also with access to the utility room. Upstairs the gallery style landing leads to the four bedrooms, bathroom and separate WC.

The front offers off road parking leading to the 15' x 10' garage, remainder grass and path to front and side door. The rear garden faces south and is predominantly laid to lawn with established shrubs and tree borders giving a high degree of privacy.

Headland Avenue is a quiet road 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.

**This property is being sold on behalf of a corporate client. It is marketed subject to remaining on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.**

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

**Entrance Hall**

**Living Room**
17'10" x 13'11" (5.44m x 4.24m)

**Sun Room**
7'8" x 6'5" (2.34m x 1.96m)

**Conservatory**
15'10" x 7'8" (4.83m x 2.34m)

**Dining Room**
16'10" x 11'10" (5.13m x 3.61m)

**Kitchen**
9'10" x 8'9" (3.00m x 2.67m)

**Utility Room**
6'10" x 6'4" (2.08m x 1.93m)

**Cloakroom**

**Landing**

**Bedroom One**
17'10" x 13'11" (5.44m x 4.24m)

**Bedroom Two**
16'11" x 14'11" (5.16m x 4.55m)

**Bedroom Three**
12'8" x 12'3" (3.86m x 3.73m)

**Bedroom Four**
11'9" x 9'11" (3.58m x 3.02m)

**Bathroom**
6'6" x 5'7" (1.98m x 1.70m)

**Separate W/C**

**Car Port**

**Garage**
15" x 10" (4.57m x 3.05m)

**EPC:**

**Council tax Band: F**

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**Approximate Gross Internal Floor Area = 183.3 sq m / 1973 sq ft**
**Garage Area = 13.9 sq m / 150 sq ft**
**Total Area = 197.2 sq m / 2123 sq ft**

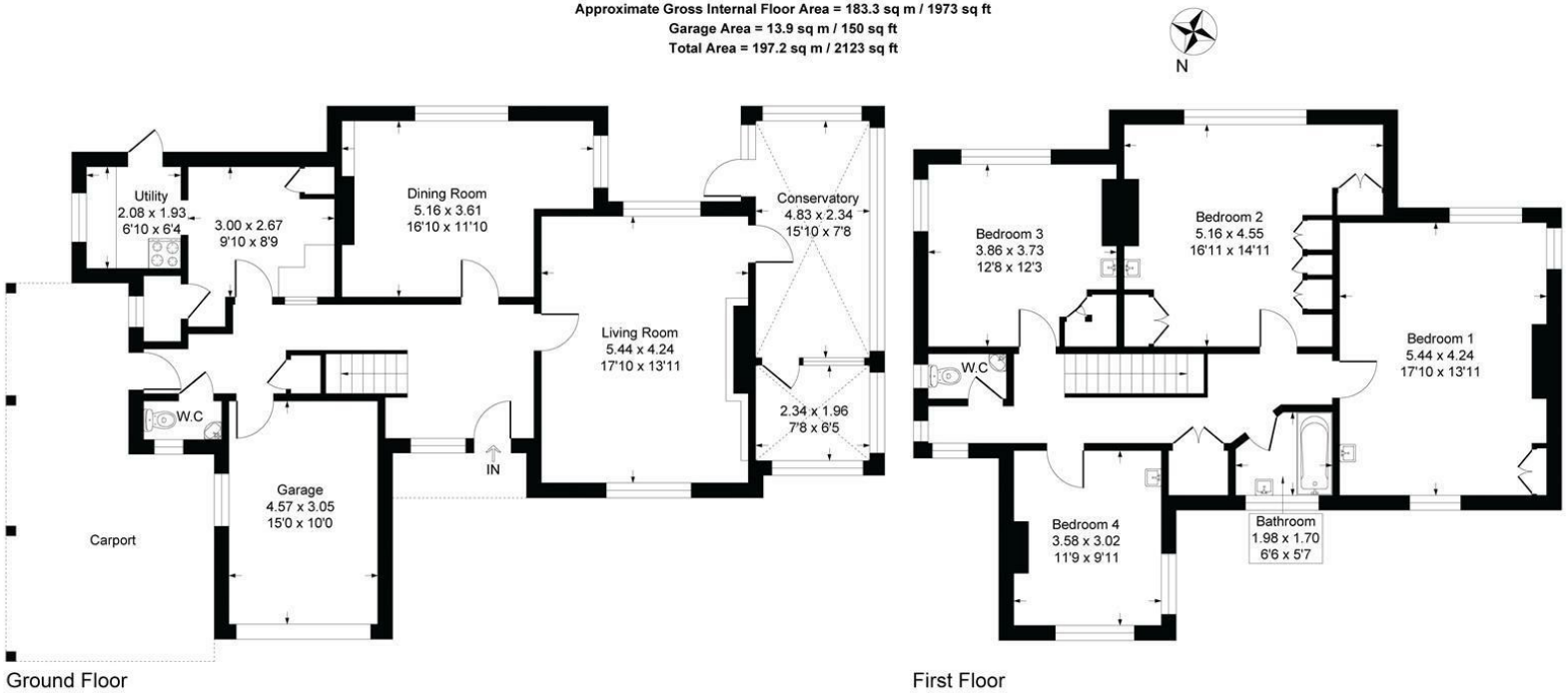


Illustration for identification purposes only, measurements are approximate, not to scale


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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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