



Tile House Firle Road, Seaford, East Sussex, BN25 2HU

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Offers In Excess Of £1,500,000

Tile House is a stunning and substantial home, located in the highly prestigious Firle Road. Access is via a private gated driveway, the property is surrounded by stunning gardens. Boasting character features throughout, the spacious and well proportioned accommodation is arranged over three floors with the second floor offering versatility as currently a semi self contained, 2 bedroom suite. An internal inspection is strongly recommended.

The ground floor accommodation comprises of a warm & welcoming oak panelled entrance hall with wooden herring-bone flooring, comfortable living room, triple aspect games room, dual aspect - oak panelled dining room (with continued herring-bone flooring), a refitted kitchen/breakfast room with granite worksurfaces, Aga and access onto a rear patio. A further utility/boot room from the kitchen then leads to a small office, dual aspect family room/large office and cloakroom/WC complete the ground floor.

On the first floor there are four double bedrooms with the suited master enjoying access onto a large roof terrace and en-suite shower/wc. The second bedroom also benefits from an en-suite bathroom. The first floor landing is spacious and there is a further family bathroom.

On the second floor there are two further bedrooms, an en-suite bathroom, and a lounge room with a kitchenette: this accommodation would be perfectly suited to a family member looking for semi independent living.

All principle rooms enjoy garden views.

Approached via a gated driveway leading to a large double garage, parking and the property. Gardens surrounding the property to three sides with areas of lawn, well stocked maintained shrub/flower beds - borders - all are well maintained and offer a good degree of privacy. The position of Tile House and the layout of the gardens means you will always be able to enjoy a sunny spot as the sun moves around from East to West.

Sought after Firle Road lies approximately half a mile from Seaford town centre and all it's 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.









Entance Hall
20'1" x 8'8" (6.12m x 2.64m)

Cloakroom

Kitchen/Breakfast Room
24'2" x 17'2" (7.37m x 5.23m)

Dining Room
17'2" x 14'9" (5.23m x 4.50m)

Utility / Boot Room
15'3" x 8'2" (4.65m x 2.49m)

Office/Family Room
21" x 17'5" (6.40m x 5.31m)

Living Room
19'4" x 12'11" (5.89m x 3.94m)

Family/Games Room
28'7" x 12'11" (8.71m x 3.94m)

Study
8'2" x 6'3" (2.49m x 1.91m)

First Floor Landing

Bedroom One
19'4" x 12'11" (5.89m x 3.94m)

En-Suite

Balcony
21'11" x 12'11" (6.68m x 3.94m)

Bedroom Two
18'3" x 10'8" (5.56m x 3.25m)

En-Suite

Bedroom Three
17'9" x 14'2" (5.41m x 4.32m)

Bedroom Four
12'3" x 11'11" (3.73m x 3.63m)

Bathroom

Second Floor Landing

Second floor, Bedroom Five
12'4" x 9'8" (3.78m x 2.95m)

Second floor Lounge

Bedroom Six
9'11" x 7'9" (3.02m x 2.36m)

2nd floor Bathroom

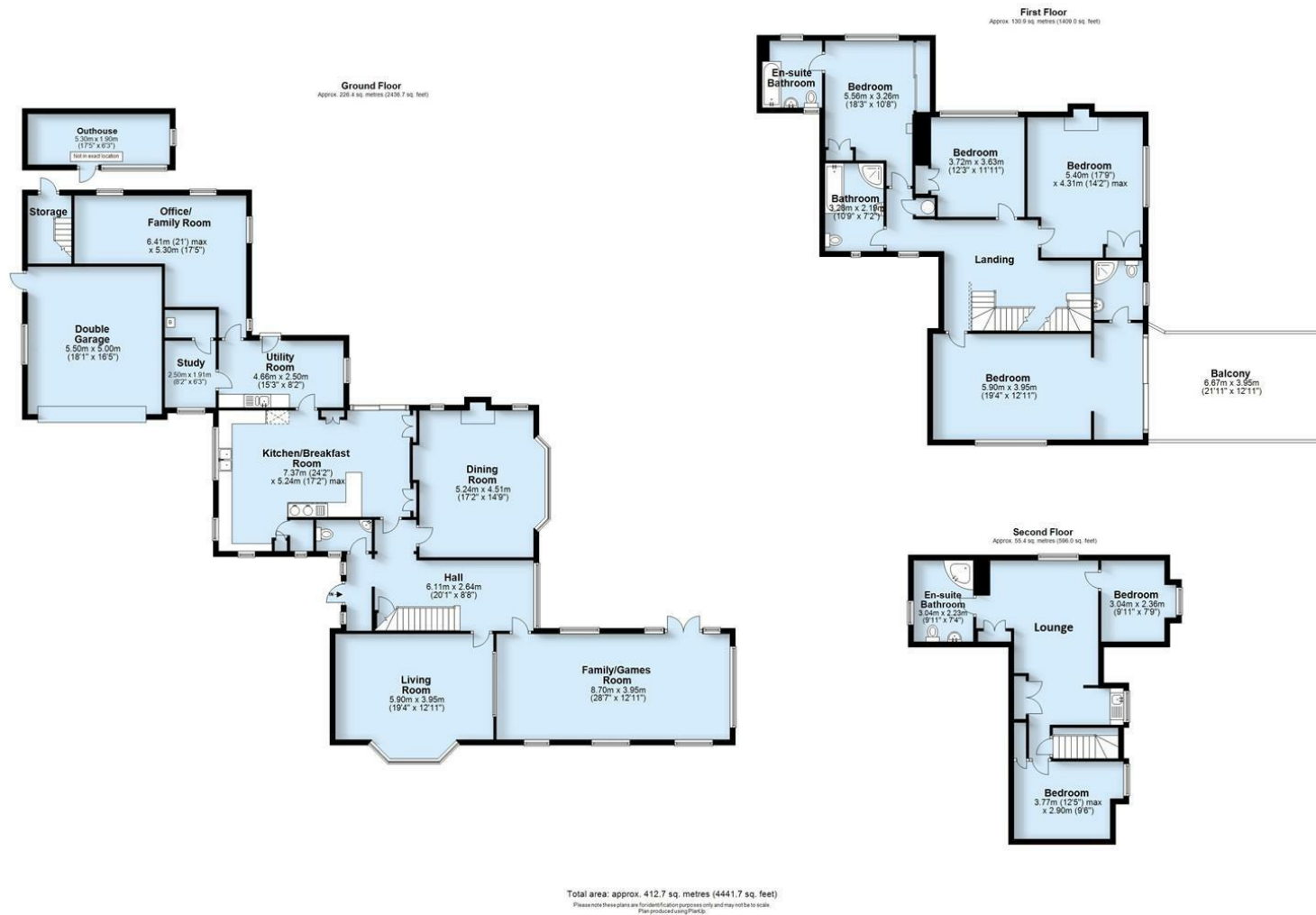
Rear Garden

EPC -

Council Tax Band - G







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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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