



24 Old Nursery Close, Seaford, BN25 3JZ

## 24 Old Nursery Close, Seaford, BN25 3JZ

£700,000

An imposing, light and spacious 5 bedroom 3 reception detached house ideally located in an exclusive cul-de-sac within a peaceful setting on the north-east fringes of Seaford

Built in 2002 to a high standard by prestigious builders, Berkeley Homes. This beautifully presented house comprises; Composite front door leading to the welcoming entrance hall with newly tiled floors,, living room with engineered timber flooring, open fire, decorative surround and French doors leading to the rear garden, kitchen breakfast room with French doors to the rear (whilst adjoining the dining room with the potential to be opened into one large kitchen diner/ family room), dining room, utility room, study and cloakroom.

To the first floor there are 5 spacious bedrooms comprising master bedroom with ensuite shower room, bedroom two with ensuite bathroom and further bathroom/wc.

Outside to the front there is ample off road parking and double garage, whilst to the rear there is a low maintenance garden being tiered with patio seating area and a various array of trees and shrubs.

Situated in an enviable plot in this sought after close approximately two hundred yards to countryside walks. Local shops, Leisure Centre, parks and bus service can be found in nearby Alfriston Road, whilst Seaford town centre, with its comprehensive range of shops, parks, library, cafes, restaurants, pubs, seafront promenade and railway station with direct links to London Victoria and bus services to Eastbourne and Brighton can be found within one and a quarter miles.

Seaford town centre is approximately 1.5 miles and benefits from a wide range of shopping facilities, beach with uncommercialised promenade, railway station with direct links to London Victoria and bus services to Eastbourne and Brighton.

The town is surrounded by the South Downs National Park and English Channel providing numerous recreational facilities including two golf courses and a Sailing club.









**Entrance Hall**

**Living Room**

19'9" x 14'9" (6.02m x 4.50m)

**Dining Room**

13'7" x 12'7" (4.14m x 3.84m)

**Kitchen/Breakfast Room**

21'1" x 12'9" (6.43m x 3.89m)

**Utility Room**

8" x 5'4" (2.44m x 1.63m)

**Cloakroom**

**Landing**

**Bedroom One**

16'2" x 12" (4.93m x 3.66m)

**En-Suite**

**Bedroom Two**

14'3" x 12'2" (4.34m x 3.71m)

**En-Suite**

**Bedroom Three**

12'2" x 11'2" (3.71m x 3.40m)

**Bedroom Four**

10'6" x 10" (3.20m x 3.05m)

**Bedroom Five**

12" x 8'3" (3.66m x 2.51m)

**Bathroom**

**Front & Rear Garden**

**Double Garage**

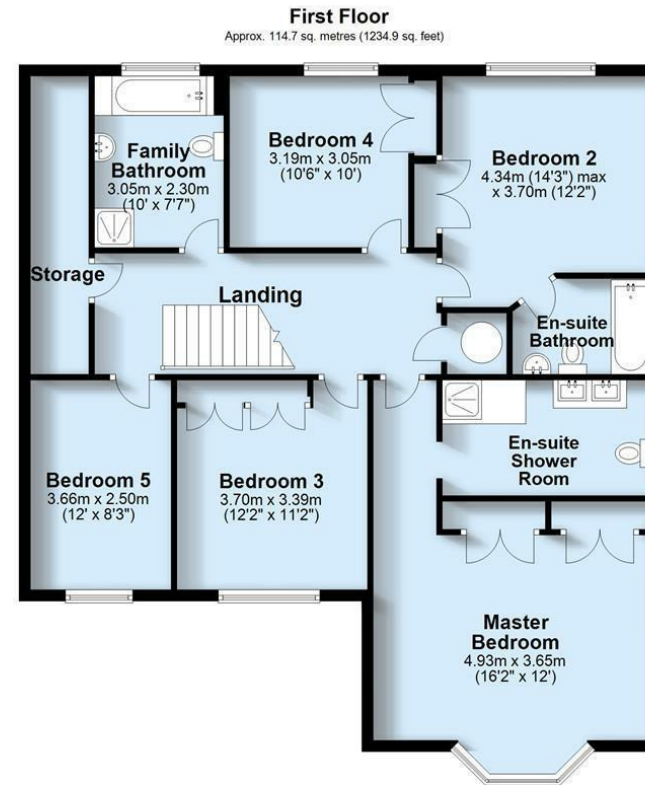
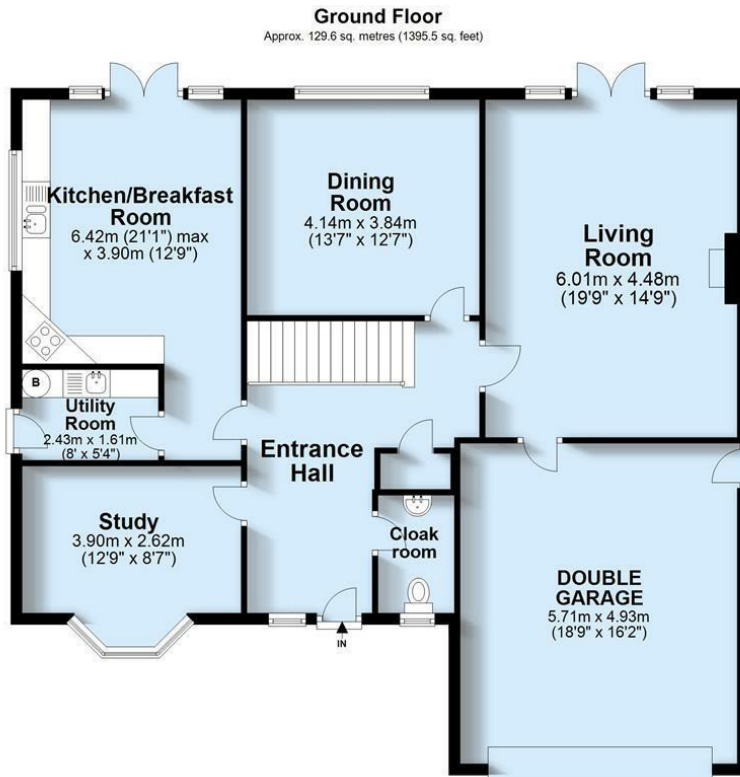
18'9" x 16'2" (5.72m x 4.93m)

**EPC: C**

**Council Tax Band: G**







Total area: approx. 244.4 sq. metres (2630.4 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.  
Plan produced using PlanUp.

**Rowland Gorringe Estate Agents**

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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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