



The Buckle Marine Parade, Seaford, BN25 2QR

ROWLAND  
GORRINGE

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## Offers In Excess Of £1,500,000

Guide Price: £1,500,000 to £1,600,000

The Buckle, as the house is named, has been referred to by many as Seaford's most iconic landmark and the exterior makes this name easy to comprehend. This large house is spread across three floors and features a turret in the style of a Martello tower and has an extension featuring a separate apartment.

Upon entering the newly refurbished property, you are sure to be blown away by the interior and stunning sea views, you will never need to worry about the lack of space with 8 bedrooms and 6 bathrooms, plus 2 studies/ home offices.

On the ground floor there is a games room and a cinema room, a lounge in the extension with fully fitted kitchen, 2 small conservatories an enclosed garden, 2 double bedrooms, a separate cloakroom and bathroom, making this a separate apartment if required. Two studies, two further bedrooms and a bathroom together with the games and cinema room complete this floor.

Heading upstairs you will find the magnificent kitchen with its panoramic views a dining area a large lounge, a

snug and a further double bedroom with en suite. This first floor is the one that best makes use of the stunning sea views on your doorstep. Huge windows overlook the sea and the picturesque beach below, both of which are sights you are unlikely to ever tire of, whilst the cosy lounge also incorporates part of the house's eye-catching turret.

Two further bedrooms are found once you head up to the second floor, both of which have an en-suite bathroom and a balcony with stunning views. On this floor a kitchenette and breakfast room also with stunning views to the open sea and harbour.

'The Captains Quarters' are located in the second floor section of the turret and features an en-suite bedroom and a staircase to the magnificent circular lounge which offers views over both the coast and the nearby hills.

An exceptionally sized extension that compromises of 2 double bedrooms; a lounge; kitchen; cloakroom; bathroom and two conservatories, with one benefitting from sea views.

The house is also less than a mile to the town centre and the nearest train station so is very conveniently placed.

Generating good levels of income. Three of the rooms generated approximately £150- £200 per night per room. The extension lends itself to a potential self catering income to £1000 per week in high season.







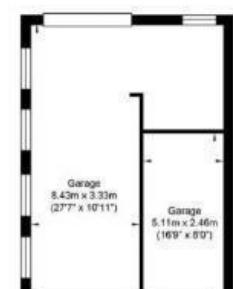
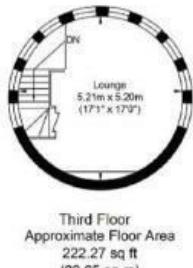
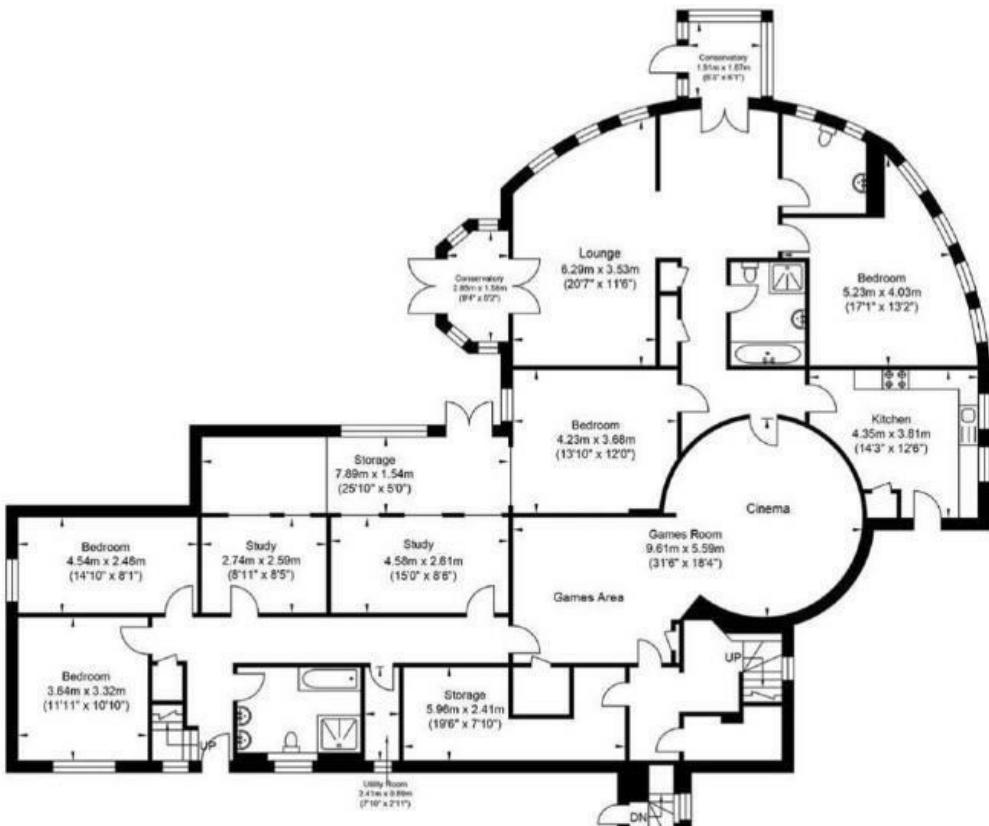


Entrance Hall  
Ground Floor Extension;  
Two Bedrooms  
Bathroom  
Cloakroom  
Kitchen  
Lounge  
Two Conservatories  
Private Garden  
Ground Floor  
Cinema Room  
Games Room  
Two Studies  
Two Bedrooms  
One Bathroom  
Storage  
Access to Enclosed Garden  
First Floor  
Kitchen/Living Dining Room  
Snug

Walk in Store Room  
Bedroom  
Ensuite Bathroom  
Cloakroom  
Entrance Hall with Walk in Wardrobe  
Second Floor  
Access to Turret  
Turret Bedroom  
Turret Bathroom  
Turret Lounge (3rd Floor)  
Landing  
Breakfast Room  
Two Bedrooms  
Two Bathrooms  
Two Balconies  
Two Garages & Store  
Rear Enclosed Garden  
Extensive Parking  
EPC: C  
Council Tax Band: G







**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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