



20 Carlton Road, Seaford, East Sussex, BN25 2LE

ROWLAND
GORRINGE

**20 Carlton Road,
Seaford, East Sussex,
BN25 2LE**

**Offers In Excess Of
£800,000**

An individual detached 1930's character house, understood to have been the original Headmaster's House for Kings Mead School which closed in 1968.

Accessed via private gate to the front with beautiful flint walls with path leading to the front door, offering light and spacious accommodation over two floors, retaining the character and charm of the period, the property features a 33' living room with original parquet flooring, wood burner, wood panelling and secret door leading to the turret. The kitchen breakfast room overlooks the garden and leads onto the utility room with further side patio area. The dining room and cloakroom complete the ground floor accommodation. To the first floor there are four double bedrooms, 2 bathrooms plus kitchenette. Further benefits include high ceilings, exposed beams, working servants bell open fireplace, original features and distant Sea views from the first floor.

The house is set back and hidden from the road sitting on a good size plot surrounded by gardens, there is off road parking leading to the double garage, the gardens are well established being mainly laid to lawn with pond, summer house and garden store.

The property is located in the very popular East Blatchington area of Seaford within easy reach of local shops, bus services and countryside walk. Seaford town centre with its wide range of shopping facilities, pubs, cafes, restaurants, library, railway station, the seafront promenade and beach can be found within approximately 1 mile.

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.









Entrance Hall

Living/ Reception Room
33'7" x 13' (10.24m x 3.96m)

Dining Room
18'3" x 12'2" (5.56m x 3.71m)

Kitchen/ Breakfast Room
18'32 x 11'4" (5.49m x 3.45m)

Utility Room
12'9" x 3'2" (3.89m x 0.97m)

Cloakroom/WC

Turret

Landing

Bedroom
18'3" x 12'2" (5.56m x 3.71m)

Bedroom
16'2" x 13' (4.93m x 3.96m)

En-suite

Bedroom
15'2" x 13' (4.62m x 3.96m)

Kitchenette

Bedroom
11'10" x 10' (3.61m x 3.05m)

Bathroom

Garden Store
39'4"13'1" x 26'2"22'11" (12'4" x 8'7")

Summer House
15'7" x 9'6" (4.75m x 2.90m)

Double Garage
20'8" x 16'9" (6.30m x 5.11m)

Off Road Parking

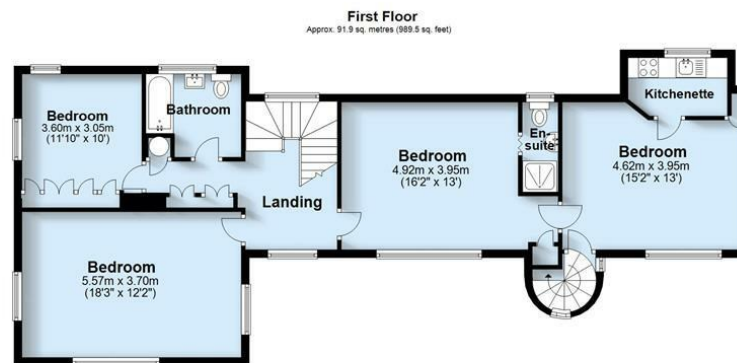
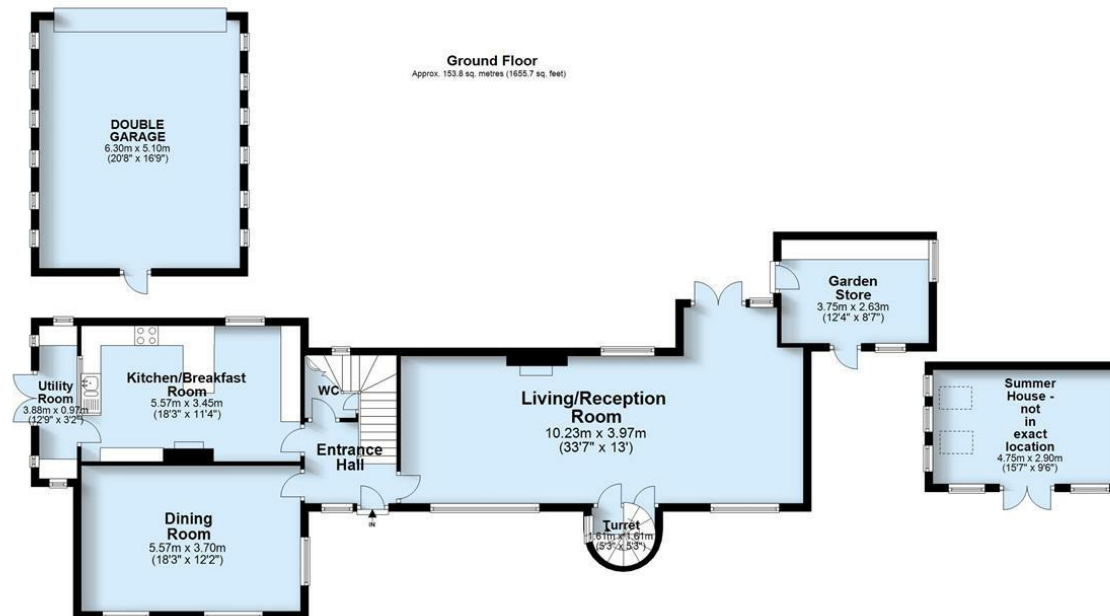
Gardens

Council Tax: G

EPC: E







Total area: approx. 245.7 sq. metres (2645.2 sq. feet)

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

20 Carlton Rd, Seaford

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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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