



24 Southdown Road, Seaford, BN25 4PE

ROWLAND
GORRINGE

24 Southdown Road, Seaford, BN25 4PE

Guide Price-
£750,000-£780,000

An immaculately presented detached family home in one of Seaford's most popular locations, further benefits include ample off road parking, southerly aspect rear garden and character features. No ongoing chain

This spacious, light and bright house has been recently refurbished throughout to a high standard by the current owner, with internal accommodation comprising; welcoming entrance hall, two reception rooms, including a double aspect living room with fire place and hard wood flooring. The modern kitchen dining room over looks and leads on to the south facing garden with kitchen area having matching wall and base cupboards, some integrated appliances, space for rangemaster, central island with seating. Further ground floor rooms consist of a utility room which includes washing machine and condenser tumble drier., and further cloakroom/wc.

To the first floor there are four bedrooms, master suite with modern en-suite shower room, further modern family bathroom.

Additional benefits include: fully rewired, and repointed, with all new plumbing and radiators. New boiler 2025.

Outside to the front there is ample off road parking leading to the garage, path and access to the front door. The impressive and secluded garden is to the rear, side and front being south and westly facing, mainly laid to lawn with a variety of plants and shrubs, remainder patio seating areas and pergola.

An opportunity to acquire a house within the desirable south east quarter of Seaford close to Seaford Head Golf Course and with level walk to the town centre, railway station and seafront which are within approximately one mile.

Surrounded by the South Downs National Park, Seaford, with over two miles of uncommercialised promenade and beach, offers a wide range of shopping facilities, a choice of restaurants, cafes and bars. There are nursery, primary, secondary schools and a 6th form college. 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. The 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.







Entrance Hall

Living Room

14'5" x 13'11" (4.39m x 4.24m)

Kitchen/Dining Room

23'10" x 14'3" (7.26m x 4.34m)

Utility Room

11'11" x 8'10" (3.63m x 2.69m)

Cloakroom

4'6" x 3'9" (1.37m x 1.14m)

Landing

Bedroom One

14'5" x 13'11" (4.39m x 4.24m)

En-Suite

5'7" x 4'11" (1.70m x 1.50m)

Bedroom Two

13'5" x 11'11" (4.09m x 3.63m)

Bedroom Three

14'4" x 10'10" (4.37m x 3.30m)

Bedroom Four

8'11" x 8'6" (2.72m x 2.59m)

Bathroom

7'11" x 5'11" (2.41m x 1.80m)

Front , Side & Rear Garden

Garage

18'8" x 9'7" (5.69m x 2.92m)

EPC: D

Council Tax Band: F





24 Southdown Road, BN25 4PE

Approximate Gross Internal Floor Area = 143.62 sq m / 1546 sq ft

Garage Area = 16.61 sq m / 179 sq ft

Total Area = 160.24 sq m / 1725 sq ft



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

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorrington.co.uk

rowlandgorrington.co.uk

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.

**ROWLAND
GORRINGTON**