



FIELDINGS, 18 FIRLE ROAD, SEAFORD, EAST SUSSEX, BN25 2HJ

£995,000

An imposing and individually designed detached residence set in the heart of East Blatchington, approximately one mile from Seaford town centre and railway station. The house is set back from the road behind an attractive Sussex style knapped flint wall with brick detailing. The property is approached via a permeable block paved driveway providing extensive off road parking for numerous vehicles, together with access to a detached garage.

The house enjoys considerable kerb appeal, featuring a blend of traditional brickwork and tile-hung elevations. A raised front terrace, enclosed by timber post and rail fencing and complemented by mature planting, provides an attractive seating area overlooking the frontage. The generous plot is surrounded by established trees and well maintained boundaries, offering a prestigious setting.

Accommodation is arranged over three floors. The ground floor offers the ideal arrangement for modern day family living with an excellent open plan kitchen/breakfast room incorporating a dining space which opens nicely onto the rear garden. There is also a good size triple aspect living room and a ground floor cloakroom.

The first floor boast three double bedrooms with a generous amount of bespoke bedroom furniture. There is also an en-suite facility and a family bathroom.

The second floor conversion consists of a large main bedroom again with plenty of bespoke bedroom furniture and shower room.

The rear garden has a level lawn ideal for family living, with paved patios ideal for out door dining. There is out door insulated cedar wood office well equipped for working from home.

The front garden is vastly made up with ample parking with permeable cobble block paving leading to the house NB. shared access for the bungalow 18a, situated behind No 18. The remainder of the front has been thoughtfully landscaped with decorative shingle beds, reclaimed timber pergola and handsome flint wall and arched timber doorway

- FOUR DOUBLE BEDROOMS
- OPEN PLAN BESPOKE FITTED KITCHEN/BREAKFAST ROOM AND DINING SPACE.
- TRIPLE ASPECT LIVING ROOM
- TWO EN-SUITE SHOWER ROOMS AND A FAMILY BATHROOM
- EXTERIOR CEDAR OFFICE/CABIN
- UTILITY ROOM AND GROUND FLOOR CLOAKROOM
- LEVEL REAR LAWN GARDEN
- AMPLE PARKING AND GARAGE
- UNVENTED GAS FIRED CENTRAL HEATING SYSTEM.
- GARAGE





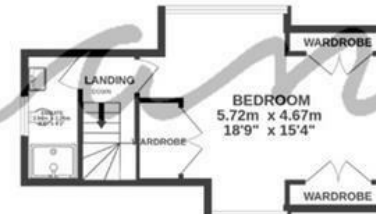
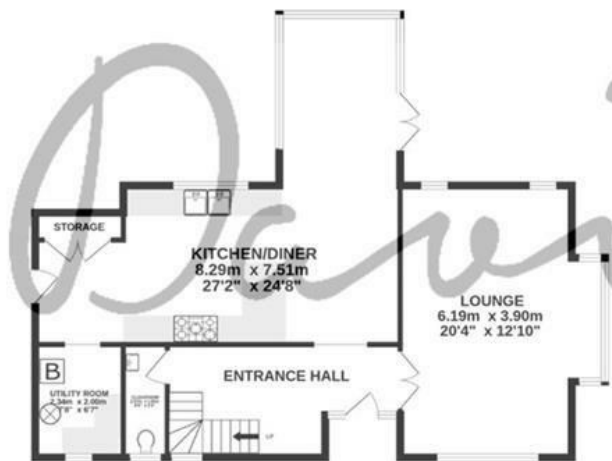


GROUND FLOOR  
113.1 sq.m. (1218 sq.ft.) approx.



1ST FLOOR  
72.6 sq.m. (781 sq.ft.) approx.

2ND FLOOR  
31.1 sq.m. (335 sq.ft.) approx.



EST. 2004

18 FIRLE ROAD SEAFORD

TOTAL FLOOR AREA : 216.8 sq.m. (2334 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The property is approached via a charming timber framed entrance porch with brick elevations, paved floor and mature climbing wisteria creating a welcoming setting.

#### Entrance Hall

Front entrance door opening into a reception hall with solid oak parquet laid in a herringbone style, which continues seamlessly into the living room. Stairs with glazed balustrade leads to the first floor. Doors lead to the ground floor cloakroom, living room and kitchen/dining room.

#### Kitchen/Breakfast Room & Dining Area

A superb open plan kitchen and dining space, beautifully designed and flooded with natural light, creating the true heart of the home. The bespoke handcrafted kitchen is fitted with an extensive range of painted cabinets, drawers and dresser units complemented by marble work surfaces and breakfast bar and incorporates a large double Belfast style sink with mixer tap. Further features include a Rangemaster cooker with six-ring induction hob, integrated appliances and space for an American-style fridge/freezer. Contemporary microcement flooring extends throughout the room. The kitchen flows seamlessly into a dining space with vaulted ceiling and built in window seating proving a space for dining and relaxing with doors onto the rear patio.

#### Triple aspect Living Room

An elegant room enjoying an abundance of natural light from both the side bay window and westerly aspect front window.

#### First Floor Landing

A glass balustrade staircase leads to the first-floor landing featuring a classic floor to ceiling stained glass bay window giving in some colourful natural light. There is column radiator and some useful storage cupboard beneath the staircase to the second floor.

#### Bedroom Two

A spacious double bedroom fitted with an extensive range of matching built-in bedroom furniture. Window to the side aspect and radiator.

#### Bedroom Three

Fitted with a comprehensive range of built-in bedroom furniture. Window overlooking the rear garden and radiator.

#### Bedroom Four

A double aspect room enjoying front and side windows, fitted with built-in double wardrobes and drawer units.

#### Family Bathroom

Contemporary white suite comprising a free standing roll top bath separate glazed shower enclosure, wash hand basin and WC

#### Second Floor Landing

With useful eaves storage and bespoke pull-out drawer units.

#### Bedroom One

An impressive principal bedroom enjoying a double aspect with front and rear windows affording lovely views. Fitted with an extensive range of bespoke bedroom furniture including wardrobes and pull-out drawer units.

#### Shower Room

Fitted with a walk-in shower enclosure, wash hand basin and WC. Tiled flooring.

#### Outside

The beautifully established rear garden has a level lawn for family living, with paved patios ideal for out door dining. There is out door insulated cedar wood office with microcement flooring, aluminium double glazed doors and well equipped for working from home. The plot has fence boundaries together with red brick wall to the right hand side. The front garden is vastly made up with ample parking with permeable cobble block paving leading to the house and shared access for the bungalow 18a, situated to the rear of the house. The remainder of the front has been thoughtfully landscaped with decorative shingle beds, reclaimed timber pergola and handsome flint wall and arched timber doorway

#### Disclaimer

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.



## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: G

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D

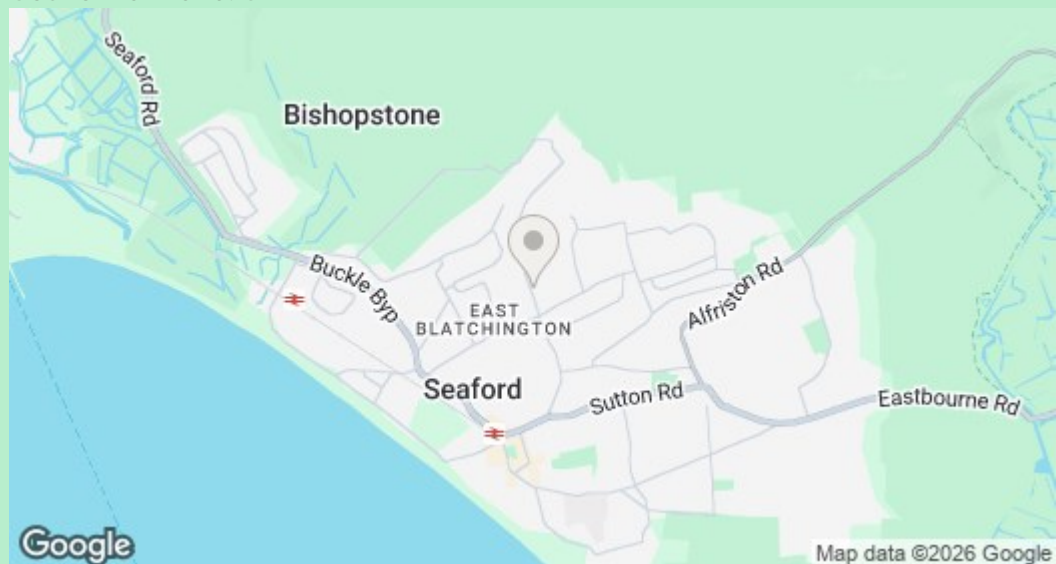
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EST. 2004