



21 Southdown Road, Seaford, East Sussex, BN25 4PD

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Seaford, East Sussex,
BN25 4PD**

£925,000

An immaculately presented and versatile detached family home in one of Seaford's most popular locations, further benefits include ample off road parking, 90ft south west facing rear garden, balcony and scope for multi generational living.

This spacious and extended house is light and bright throughout, being beautifully finished by the current owners with internal accommodation comprising; welcoming entrance hall, six reception rooms, including a spacious double aspect living room room with feature fire place and French doors which lead onto the rear patio. The modern kitchen breakfast room over looks and leads on to the rear garden with kitchen area having matching wall and base cupboards, integrated appliances and space for fridge freezer. Further ground floor rooms consist of a lounge, utility rooms, study, conservatory, bedroom 5, shower room and cloakroom/wc.

To the first floor there are four bedrooms, master suite with en-suite shower room, further family bathroom whilst bedroom three boasts a south west facing balcony over looking the

attractive rear garden.

Outside to the front there is a flint and brick front wall being iron gate enclosed, offering ample off road parking, with access to the front door. The impressive and secluded south west facing rear garden is approximately 90ft in length, mainly laid to lawn with a variety of plants and shrubs, remainder patio seating area, shed and gated side access.

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

Kitchen

13'11" x 10'5" (4.24m x 3.18m)

Breakfast Room

12'5" x 12'3" (3.78m x 3.73m)

Living Room

30'3" x 14" (9.22m x 4.27m)

Dining Room

14'7" x 13" (4.45m x 3.96m)

Conservatory

10" x 7'10" (3.05m x 2.39m)

Cloakroom

Utility Room

10'6" x 6'1" (3.20m x 1.85m)

Lounge

16'3" x 9'9" (4.95m x 2.97m)

Study

13'5" x 10'4" (4.09m x 3.15m)

Shower Room

Bedroom Five

11'1" x 8'11" (3.38m x 2.72m)

Utility

14" x 8'11" (4.27m x 2.72m)

Landing

Bedroom One

13'1" x 12'3" (3.99m x 3.73m)

En-Suite

Bedroom Two

14'1" x 11'1" (4.29m x 3.38m)

Bedroom Three

11" x 10'10" (3.35m x 3.30m)

Balcony/ Roof Terrace

Bedroom Four

8'6" x 7'1" (2.59m x 2.16m)

Bathroom

Ample Off Road Parking

Rear Garden

EPC: D

Council Tax Band: G





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Approximate Gross Internal Floor Area = 234.85 sq m / 2528 sq ft

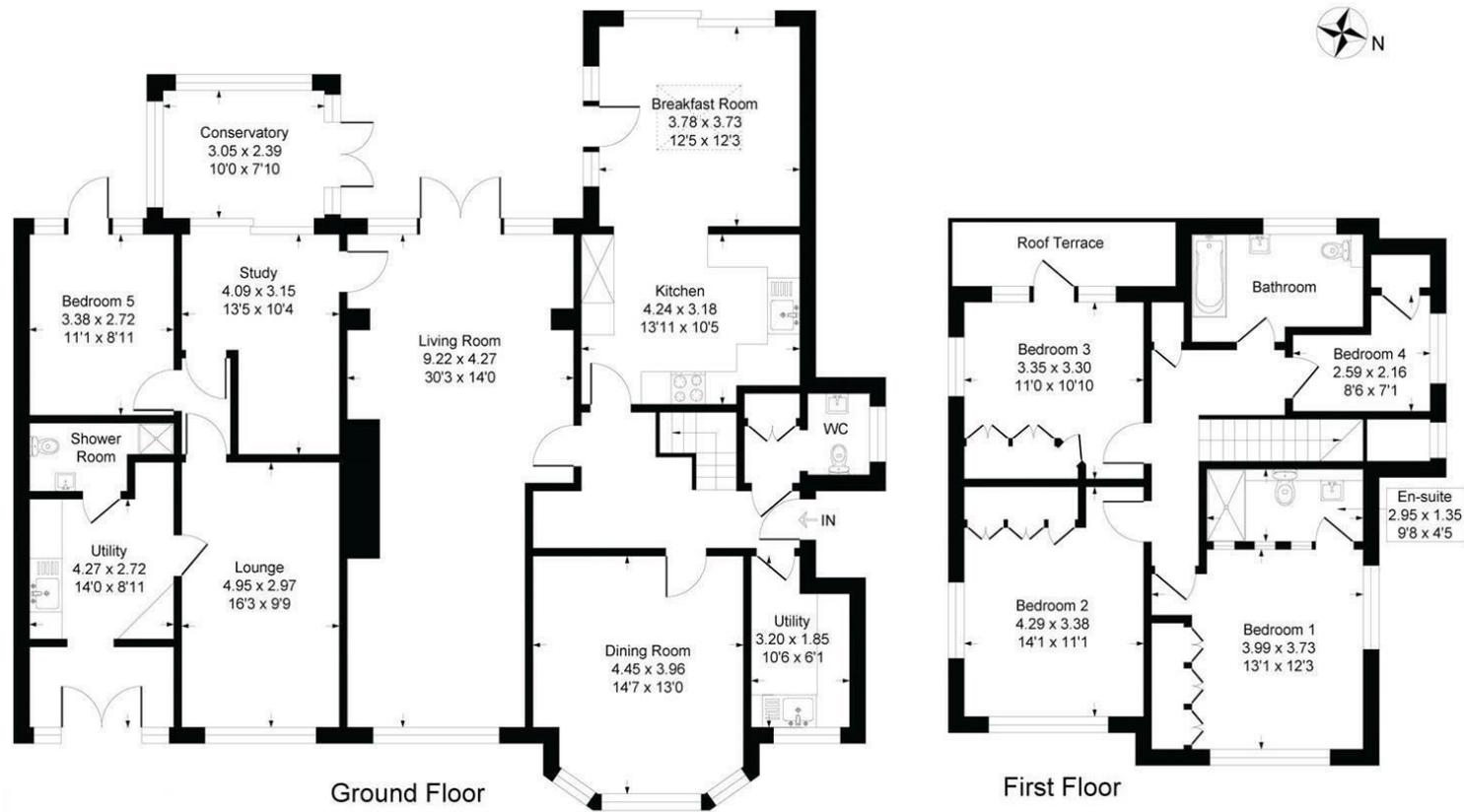


Illustration for identification purposes only, measurements are approximate, not to scale

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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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