



19a Albany Road, Seaford, BN25 2QB

ROWLAND  
GORRINGE

# 19a Albany Road Seaford BN25 2QB

## £680,000

A light and deceptively spacious 4 double bedroom detached newly built (2023) detached house boasting a west facing garden and views to the sea.

This 2023 traditionally brick built contemporary detached house is one of two recently built by Si-Homes, a well renowned local builder. Built to a high specification through-out, the property boasts an open plan kitchen/dining/living room across the rear of the property; the dual aspect kitchen area has been fitted with integral Bosch appliances, high standard matt finished wall/base units - attention to detail is seen here with the colouring of the units doors following through to the inside as well as the white quartz worktops with waterfall effect island and breakfast bar; the dining area sits next to the kitchen with triple bifold doors onto the garden; the living area has a through aspect with further bi-fold doors onto the garden. There is a study/office to the front of the house. Whilst a door from the hall gives access to the cloakroom/ wc and integral, yet sizeable single garage with utility area, side exterior access and the combination boiler. Upstairs you have 4 generous double bedrooms with beds 1 and 2 having views towards the sea. Bedroom 1 is a master with dual aspect, ensuite walk-in shower/wc, dressing area and fitted wardrobes. The spacious family bathroom has a walk-in shower, separate bath and half tiled walls.

Further features include triple glazed windows, cat 6 wiring to every room, gas fired central heating, low energy lighting throughout, outside charging point for a vehicle and 10 year NHBC guarantee.

Outside the rear garden is predominately laid to lawn, a patio across the rear of the property with paved paths leading down either side leading to secure gates. There is also a bin storage area to one side with outside tap. To the front is a double drive with lawn borders and vehicle charging point located to the side of the garage.

Albany Road runs parallel to the seafront and the property is within a hundred yards of the beach, the Salts recreation ground, local shops and the Brighton - Eastbourne bus route. The commercial area of Seaford town centre lies approximately half a mile away as does the railway station with its links to Brighton, Lewes and London Victoria.

Seaford lies between Brighton (13 miles to the west) and Eastbourne (10 miles to the east) and is surrounded by the South Downs National Park; the town enjoys over two miles of uncommercialised beach and promenade, has a range of shopping facilities, access to schools for all ages plus a wide choice of restaurants, pubs, cafes and bars. There are two golf courses, a leisure centre, tennis, bowls, rugby, football, cricket and sailing clubs with fishing, cycling and a wealth of other recreational facilities also available. The rail service offers access to London (Victoria 90 minutes), Lewes and Brighton, Coaster buses run regularly to Eastbourne and Brighton with local Cuckmere buses serving outlying villages. The port of Newhaven boasts a marina, a fishing fleet and daily cross channel ferry services to Dieppe. Gatwick airport is 42 miles away.

Seaford is a fantastic town for families, there are four primary schools, a large number of pre-school nurseries and Seaford Head secondary school which has an 'outstanding' Ofsted rating. The renowned Bedes private school can be found in nearby Eastbourne.



- New Detached House
- Open Plan Living
- Large Single Garage with Utility
- High Standard Through-Out
- 10 Year NHBC
- 4 Double Bedrooms
- Ensuite Shower/WC
- Triple Glazed Windows
- Well Renowned Local Builder
- Sea Views



## Hall

### Open Plan Living:

- Kitchen/Dining Area 5.64m x 3.40m (18'6" x 11'2")

- Living Area 4.80m x 4.55m (15'9" x 14'11")

1.88m x 1.75m (6'2" x 5'9")

### Study/Office

### Cloakroom

### Landing

### Master Bedroom

3.96m x 3.23m (13'0" x 10'7")

### - Dressing Area

### - En-Suite Shower/WC

### Bedroom 2

4.60m x 3.40m (15'1" x 11'2")

### Bedroom 3

4.22m x 3.40m (13'10" x 11'2")

### Bedroom 4

3.33m x 3.00m (10'11" x 9'10")

### Family Bathroom

3.25m x 2.34m (10'8" x 7'8")

### Garage

5.99m x 3.40m (19'8" x 11'2")

### Double Driveway

### Rear Garden

Council Tax Band: TBC

EPC: TBC





## 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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