



10 BEACON ROAD, SEAFORD, BN25 2NB

£850,000

An Underdown style detached five bedroom property, boasting attractive character elevations with tile hung, brick and stone detailing, original fireplaces, combining period charm with practical family living.

The location is convenient to Seaford town centre with its range of cafés, bars, restaurants and shopping facilities, as well as Seaford Beach and the scenic coastline. Seaford railway station is also nearby, offering regular services to Brighton and London Victoria, ideal for commuters. The property is also situated close to the A259, with bus services to both Brighton and Eastbourne.

Internally, the house offers spacious and well balanced accommodation including a fitted kitchen with appliances. Large lounge and dining room ideal for family life, complemented by charming features and a natural flow between the principal living spaces and the outdoor areas.

Externally, the property is approached via a generous size gravel driveway providing ample off-road parking for several vehicles and access to a pitched-roof garage, while to the rear lies a particularly impressive and mature garden, established planting and a choice of seating areas, creating a private and peaceful setting for entertaining. The contemporary garden room would make an ideal home office, enjoying lovely views over the garden.

Other benefits include family bathroom and a separate shower room, ground floor cloakroom, majority uPVC double glazed and gas fired central heating. All the bedrooms are of a good size and offer good variation of wardrobe space.

Internal inspection advised.

- FIVE BEDROOMS
- DETACHED HOUSE
- KITCHEN, LOUNGE AND SEPARATE DINING ROOM
- GROUND FLOOR CLOAKROOM
- FAMILY BATHROOM AND SHOWER ROOM
- MANY ORIGINAL FEATURES
- AMPLE PARKING WITH PITCHED ROOF GARAGE
- GAS CENTRAL HEATING
- LARGE MATURE GARDEN WITH GARDEN ROOM
- LOCATED CONVENIENT TO THE TOWN CENTRE, BEACH AND BUS SERVICES.

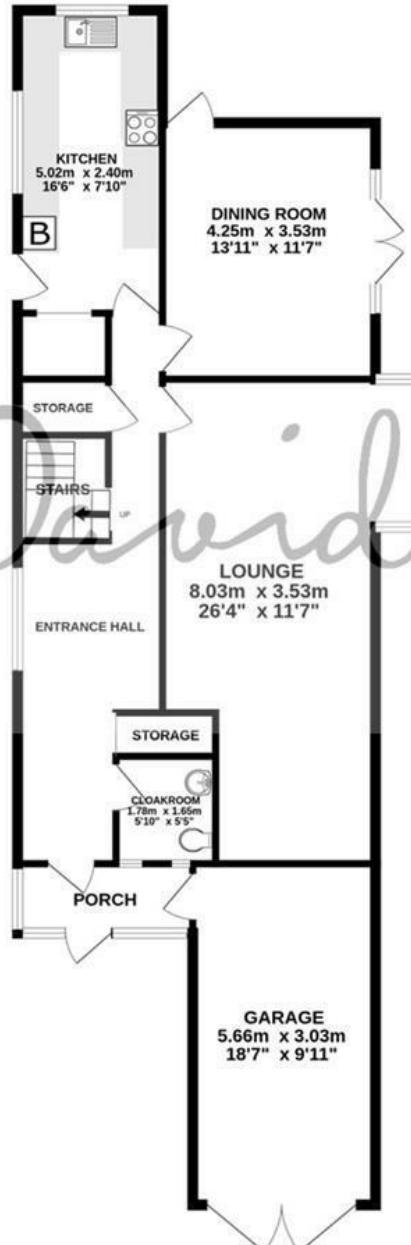






GROUND FLOOR
100.2 sq.m. (1078 sq.ft.) approx.

1ST FLOOR
82.9 sq.m. (893 sq.ft.) approx.



EST. 2004

10 BEACON ROAD SEAFOUR

TOTAL FLOOR AREA : 183.1 sq.m. (1971 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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An attractive front entrance porch with stone flooring and an original oak front door opens into a large and welcoming reception hall with side window and radiator. There is a useful walk-in cloaks area and a display plinth with storage cupboards beneath the stairs, including a cupboard housing the consumer unit. Beautiful herringbone polished wood flooring extends from the hall into both the living room and dining room. The property also benefits from matching solid hardwood internal doors throughout.

The ground floor cloakroom is fitted with a vanity wash hand basin with ample cupboard storage and a low-level WC. There are two slimline front windows, a heated towel rail and tiled flooring.

The kitchen is fitted with a comprehensive range of base and wall mounted units with work surfaces, incorporating an electric hob with extractor hood above, eye-level oven, integrated dishwasher, sink unit with waste disposal unit and window above enjoying a pleasant outlook over the garden. Wall mounted Worcester gas boiler. Space and plumbing for a washing machine. A recess suitable for a freestanding fridge/freezer. Side window and a door provides access to the sideway.

The double aspect dining room features double doors opening onto the side patio and a further single door provides access to the rear patio. There is an original brick-built fireplace surround with quarry tiled hearth and wooden mantel, a radiator and ample space for a good sized table and chairs.

The lounge features an original brick-built fireplace surround with gas coal-effect fire and wooden mantel. There are two side windows, one with a bay-style effect enjoying a south-westerly aspect, along with two radiators.

First Floor

The staircase leads to a spacious first floor landing with side window, radiator, hatch to the loft and a linen cupboard with shelving.

Bedroom one benefits from a generous range of built-in double wardrobes, an original brick fireplace surround, radiator and a side window overlooking neighbouring properties with a view towards the sea.

Bedroom two is a light and airy double aspect room with front and side windows overlooking Beacon Road and neighbouring properties. Advantage of fitted double wardrobe cupboards.

Bedroom three is also double aspect with front and side windows overlooking Beacon Road and neighbouring properties, a radiator and a single storage cupboard.

Bedroom four has a side window enjoying views over neighbouring properties and towards the sea, a built-in double wardrobe and a matching door providing access to the airing cupboard housing the hot water cylinder with shelving. Radiator.

Bedroom five is double aspect with side and rear windows overlooking the whole of the rear garden, two fitted storage cupboards and a radiator.

The shower room is fitted with a modern white suite comprising a double-width shower with glazed screen, wash hand basin, WC and under floor heating.

Bathroom

Fitted suite comprising panel bath with shower above. Vanity unit with plenty of cupboards incorporating wash bowl and low flush WC. Medicine cupboard. Two side windows. Tiled walls.

The property is approached via a generous gravel driveway providing ample off-road parking for several vehicles and access to an attractive pitched-roof garage with double doors. There is further parking space to the side of the property.

The rear garden is a particular feature of the property, being of generous size and mainly laid to lawn with mature, well-stocked borders, established trees and shrubs providing a good degree of privacy. There are several paved seating areas, a covered patio and a timber garden shed. The property further benefits from a stylish garden room with glazed doors and windows, ideal as a home office, studio, gym or additional sitting room, making the most of the garden outlook.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F



ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C

Map data ©2026 Google



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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.

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