



11 Firle Close, Seaford, BN25 2HL

ROWLAND
GORRINGE

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£920,000

An impressive and spacious character house set in approximately 0.35 of an acre, located in one of Seaford's most prestigious addresses.

Built Circa 1960's, this attractive house sits proudly within an enviable plot in the sought after Firle Close. The internal accommodation comprises; welcoming entrance hall, dual aspect lounge with gas fire and stone surround. The recently refitted kitchen breakfast room overlooks and leads out onto the garden. The kitchen area has matching wall and base cupboards, integrated appliances, space for fridge freezer and wood burner. The formal dining room, study and cloakroom/ shower room completes the ground floor accommodation.

To the first floor there are five bedrooms and a family bathroom with separate WC.

To the front there is ample off road parking leading to the front door and the garage. The rear garden is a real feature of this house being secluded and in excess of 135 ft, established, mainly laid to lawn with seating areas, vegetable patch areas, variety of fruit trees and access to the garage and workshop.

Firle Close is a quiet close lying approximately half a mile from Seaford town centre and all its amenities. Seaford is surrounded by the South Downs National Park and enjoys over two miles of un-commercialised promenade and beach. The town has a wide range of shopping facilities, schools for all ages, choice of restaurants, cafes and bars. There are two golf courses, a leisure centre, tennis, bowls, rugby, cricket and sailing clubs, plus fishing, cycling and many other recreational facilities. The railway station offers a service to London (Victoria 90 minutes). Regular bus services are available to Eastbourne, Brighton and outlying villages. The cross channel port of Newhaven has daily services to Dieppe, busy yacht marina and fishing fleet. The larger coastal resorts of Eastbourne and Brighton are approximately 10 and 13 miles respectively and Gatwick airport 42 miles.

The prestigious and historic Seaford Golf club is located within 800m from the property. Seaford Blatchington, as the club is referred to locally, is a Sussex gem and one of the finest downland courses in the country set in a particularly beautiful part of the South Downs.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.









Entrance Hall

Lounge

25'5" x 11'11" (7.75m x 3.63m)

Dining Room

11'6" xx 10'11" (3.51m xx 3.33m)

Kitchen/ Breakfast Room

21' x 10'11" (6.40m x 3.33m)

Utility Room

6'1" x 4'5" (1.85m x 1.35m)

Study/ Bedroom

11'11" x 7'10" (3.63m x 2.39m)

Shower Room/WC

Landing

Bedroom One

14' x 11'10" (4.27m x 3.61m)

Bedroom Two

11'10" x 11'9" (3.61m x 3.58m)

Bedroom Three

11'10" x 7'10" (3.61m x 2.39m)

Bedroom Four

10'11" x 10'5" (3.33m x 3.18m)

Bedroom Five

10'11" x 7'11" (3.33m x 2.41m)

Bathroom

Separate WC

Front Garden

Garage & Workshop

135 ft + Rear Garden

EPC: C

Council Tax Band: F





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Approximate Gross Internal Floor Area = 196.0 sq m / 2111 sq ft

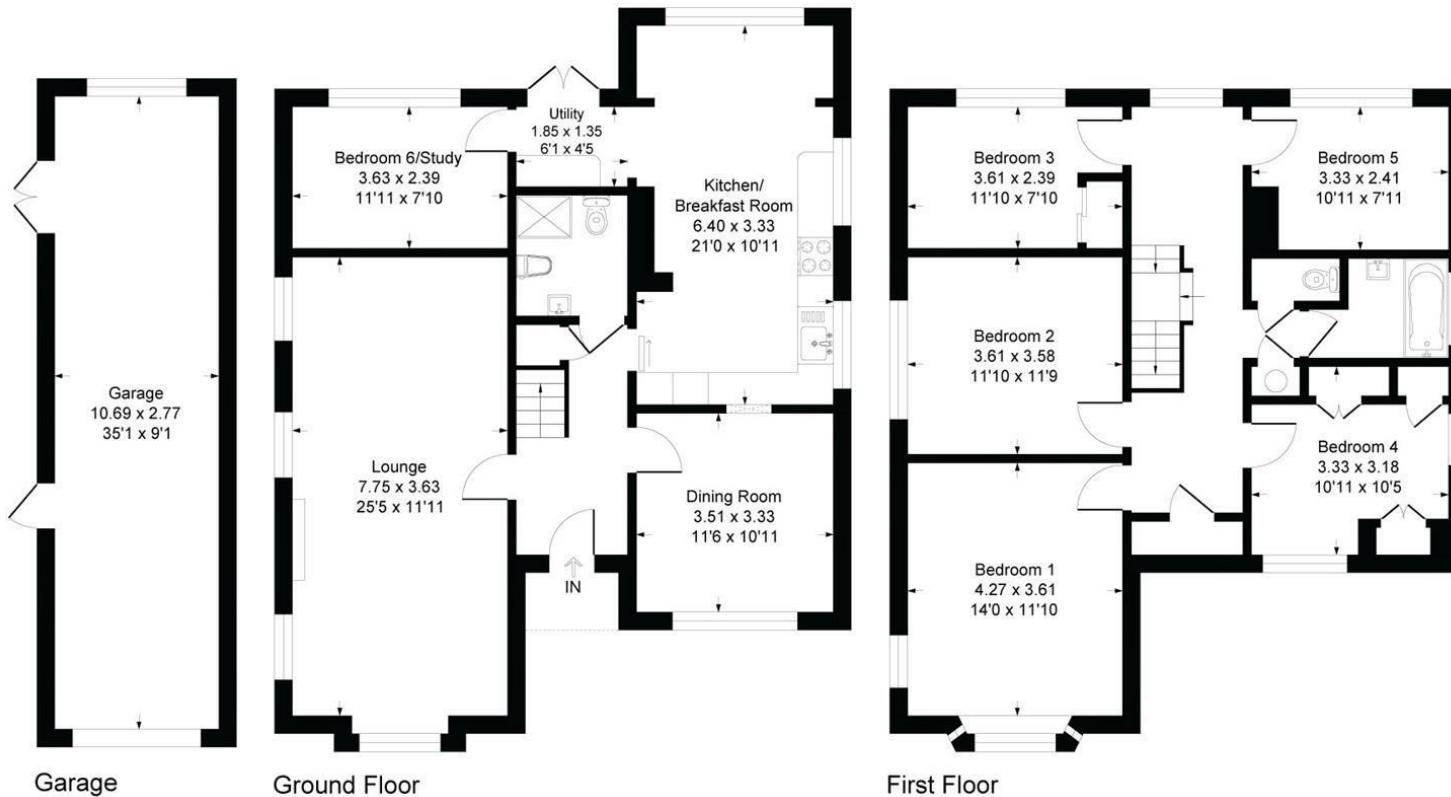


Illustration for identification purposes only, measurements are approximate, not to scale

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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