



Warrick House, Firle Road, Seaford, BN25 2HU

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Offers In Excess Of £1,500,000

Warrick House is perfectly located on the sought after 'south side' of Firle Road, Seaford.

On approach, you will be struck by its beautiful exterior. It features a mix of brick, and rendered finishes beneath a traditional clay tile roof. Approached via a sweeping driveway situated in a beautifully landscaped front garden which leads to an impressive oak entrance porch.

Step inside and you'll discover a spacious double height entrance hall. Double doors lead your eye through to the heart of the home: a large open-plan kitchen and dining area through to the terrace and garden beyond.

The kitchen is a culinary enthusiasts haven. Traditional inframe units, high-end appliances, abundant workspace – an ideal setting for crafting family meals and hosting memorable dinner gatherings.

The living area boasts a beautiful feature fireplace and wood

burning stove. Double doors allow flexibility, leave open, or closed for cozy nights in. You will also find a second versatile reception room that can be used as a snug, play room, office or bedroom five.

Upstairs, you'll find four generously sized bedrooms, two with their own en-suite bathroom, and an impressive family bathroom providing plenty of space to relax and unwind. The master bedroom is particularly magnificent boasting private balcony with far reaching views towards the sea, with a large dressing room and a stunning en-suite bathroom featuring a luxurious free-standing bath, double wash hand basin and a separate shower.

Outside, the property benefits from a large, private garden perfect for children to play in, or for simply enjoying the tranquillity of the surroundings. There is a garage and ample off-street parking.

Overall, this is a truly exceptional property that offers the perfect combination of luxury modern living, timeless elegance, infused with traditional charm. With its sought-after location, spacious interiors, and beautiful outdoor spaces, Warrick House is the perfect home.

Nb. The property is subject to a reservation fee of £5000.









Entrance Vestibule with Vautled Ceiling

Living Room with Period Fire Place

Open Plan Kitchen, Diner & Family Room

Utility Room

Study

Cloakroom

First Floor Landing

Principal Suite

Dressing Room

Balcony

Ensuite Bathroom

Bedroom Two

Ensuite Shower Room

Bedroom Three

Bedroom Four

Family Bathroom

Garage

Front & Rear Gardens

Council Tax: TBC

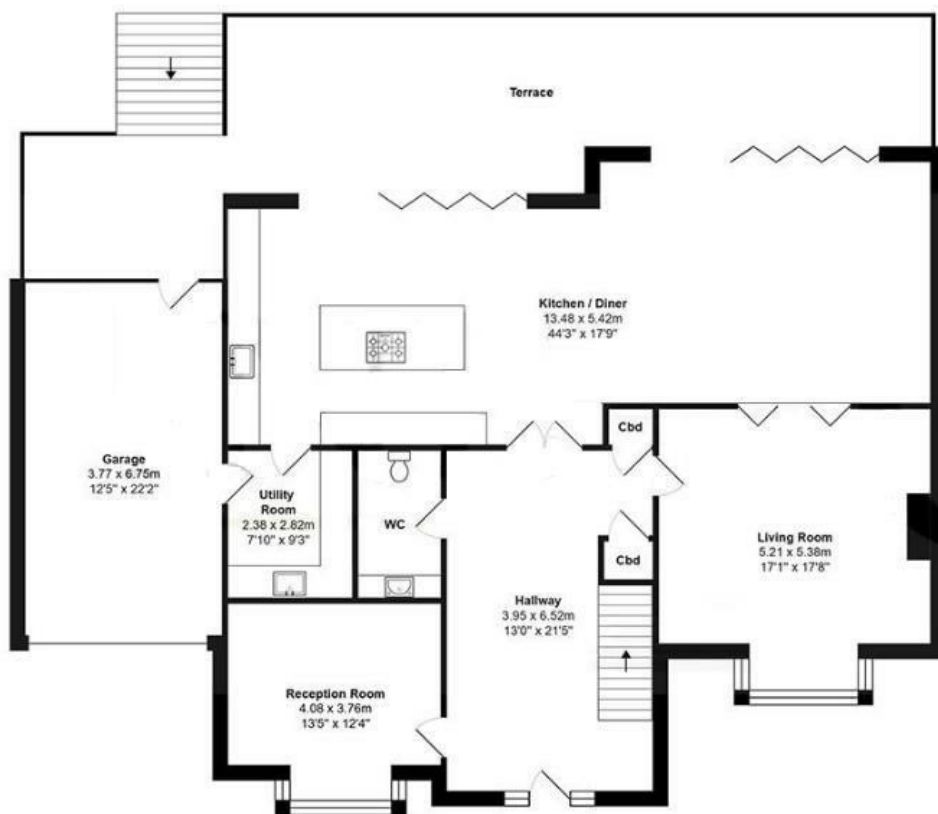
EPC: C

Tenure: Freehold

10 Year Guarantee







Total Area: 304.2 m² ... 3274 ft² (excluding balcony, terrace)

All measurements are approximate and for display purposes only.

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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