



Glenshiel Surrey Road, Seaford, East Sussex, BN25 2NJ

ROWLAND
GORRINGE

Glenshiel Surrey Road Seaford East Sussex BN25 2NJ £595,000

An attractive, light and double-fronted character house, four bedrooms, three reception rooms, spacious rear garden and sea views.

The house boasts a spacious entrance porch ideal for shoes and coats, leading into the welcoming entrance hall. A dual aspect living room with gas fire in situ, separate dining room with adjoining side lean and further conservatory which leads onto the rear garden. The kitchen has matching wall and base cupboards, window over looking the rear, walk in pantry, door leading to an ideal utility area, shower and wc. Side door also.

Upstairs you find all 4 bedrooms, views toward the sea from bedroom 1 & 2, The family bathroom and cloakroom are found at the end of the landing.

Outside: the attractive private rear garden has a great size lawn with established beds, trees and shrubs. Remainder patio seating area and gated side access.

Surrey Road is a highly sought after area of Seaford. The uncommercialised and extremely popular promenade and beach are within minutes walk. There are junior, secondary and sixth form schools close by and the town centre with all its amenities and railway station are also within a reasonable level walk.

Seaford is surrounded by the South Downs National Park, with over two miles of un-commercialised promenade and beach, Seaford offers a wide range of shopping facilities and a choice of restaurants, cafés and bars. 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. Seaford 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.

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. The desirable and renowned Bedes private school can be found in nearby Eastbourne town.



- 2147 Square Feet
- Sea Views
- Spacious Rear Garden
- Sought After Location
- Scope to Improve

- Substantial Detached House
- Garage
- Character House
- Close to Seafront
- No Ongoing Chain



Entrance Porch	
Entrance Hall	
Living Room	5.23m x 4.80m (17'2" x 15'9")
Dining Room	5.44m x 3.63m (17'10" x 11'11")
Conservatory	2.74m x 2.44m (9" x 8")
Kitchen/Breakfast Room	4.78m x 3.68m (15'8" x 12'1")
Shower Room/ Wc	1.75m x 1.75m (5'9" x 5'9")
Landing	
Bedroom One	4.78m x 3.73m (15'8" x 12'3")
Bedroom Two	4.78m x 3.61m (15'8" x 11'10")
Bedroom Three	3.66m x 2.59m (12" x 8'6")
Bedroom Four	3.81m x 2.34m (12'6" x 7'8")
Bathroom	2.39m x 2.11m (7'10" x 6'11")
Separate WC	
Front & Rear Garden	
Garage	4.55m x 2.90m (14'11" x 9'6")
EPC: D	
Council Tax Band: F	





Glensheil, Surrey Road, BN25

Approximate Gross Internal Floor Area = 199.48 sq m / 2147 sq ft

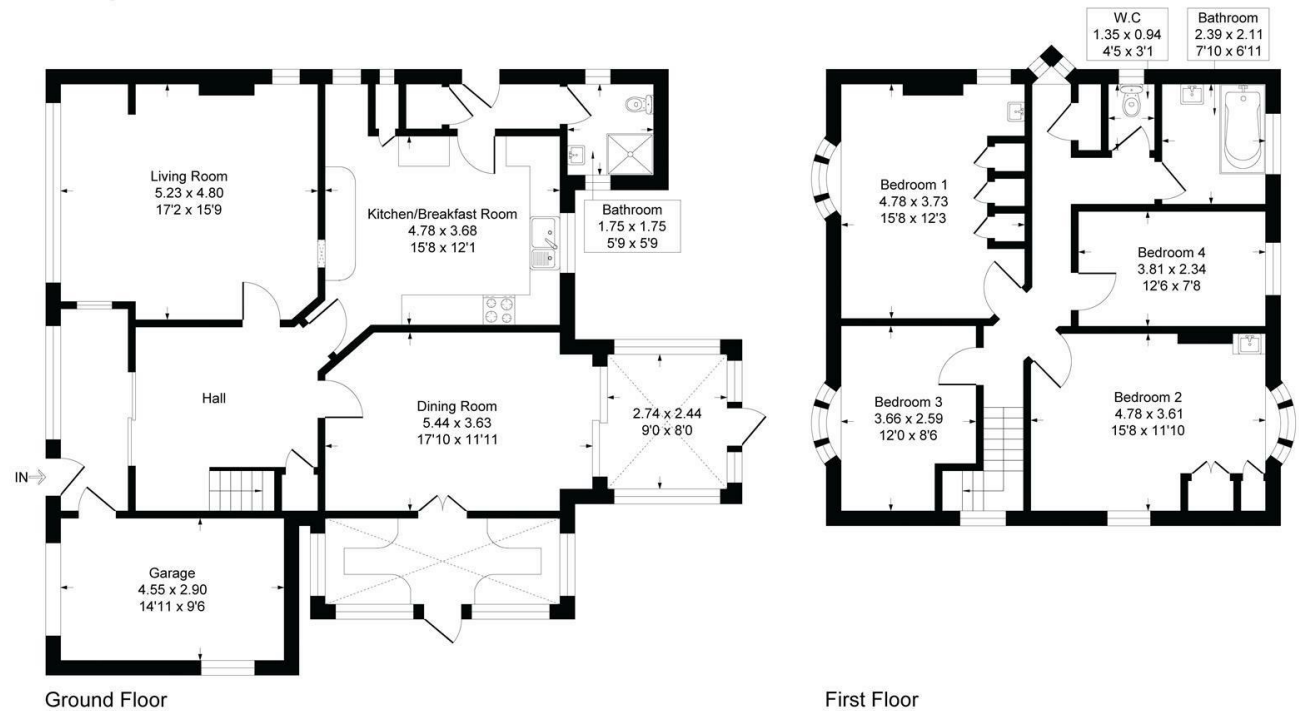


Illustration for identification purposes only, measurements are approximate, not to scale

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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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