



42 Rookery Way, Seaford, BN25 2TD

ROWLAND
GORRINGE

**42 Rookery Way,
Seaford, BN25 2TD**

**Guide Price
£700,000-£750,000**

A unique and deceptively spacious 5 double bedroom, 3 bathroom and 3 reception room home which boasts stunning far reaching countryside and sea views.

This light and bright 2,200 sq ft home is beautifully presented, having been extended & recently refurbished by the current owners. The property benefits from a number of bespoke architectural features including a galleried landing, vaulted ceilings in part and a principal bedroom suite with Juliet Balcony and ensuite shower room. The property offers flexible and adaptable accommodation with bedrooms and bathrooms arranged over the ground floor and also the first floor. The home is currently presented with 5 double bedrooms & 3 modern bathrooms with a sitting room with wood burning stove & glorious views a further snug & modern kitchen dining room.

To the front of the property there

is an extensive driveway offering parking for 4 vehicles and double length garage.

A wonderful garden which features a decked terrace which provides impressive views over the South Downs National Park and the Sea at Bishopstone Beach. The terrace is an excellent area to entertain and for al fresco dining. Steps then lead down to the remainder of the garden which is laid to lawn and surrounded by mature and well kept shrubs. A stepping stone pathway leads to an enviable heated Pool which boasts an air source heat pump. There is a further decked terrace area and a superb Garden Office/Studio and a Green House complete with butler sink and power points.

Set within the Bishopstone area, Rookery Way has an elevated position and lies approximately one and a half miles from Seaford Town Centre and all its amenities. There is a local bus service with stops nearby and the main bus services to Eastbourne/Brighton are available on the nearby A259. On the neighbouring hill you will find Bishopstone railway station with direct routes to Brighton, Lewes and London Victoria. The seafront promenade, Sailing club and beach are within approximately half a mile.









Entrance Porch

Kitchen
11'92" x 6'2" (3.35m x 1.88m)

Dining Area
12'5" x 9'9" (3.78m x 2.97m)

Snug
11'9" x 11'1" (3.58m x 3.38m)

Living Room
16'11" x 11" (5.16m x 3.35m)

Bedroom
11'7" x 9" (3.53m x 2.74m)

Bedroom
11'11" x 11'10" (3.63m x 3.61m)

Bathroom

Landing

Bedroom
11'9" x 11'9" (3.58m x 3.58m)

En-Suite

Bedroom
11'5" x 11'1" (3.48m x 3.38m)

Bedroom
11'11" x 10'3" (3.63m x 3.12m)

Shower Room

Rear Garden

Garage
21'11" x 7'7" (6.68m x 2.31m)

Green House
11'9" x 5'6" (3.58m x 1.68m)

Office
16'2" x 9'2" (4.93m x 2.79m)

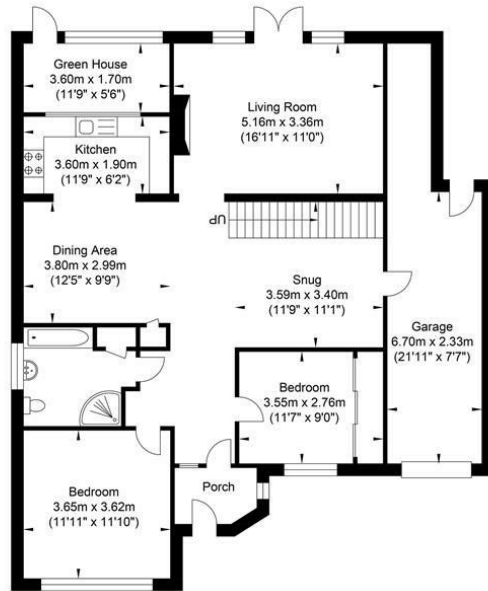
EPC: C

Council Tax Band: D

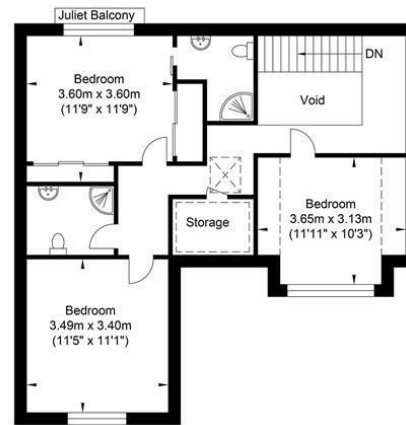




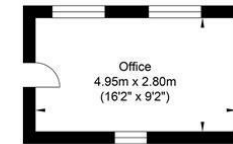
Rookery Way



Ground Floor
Approximate Floor Area
1351.51 sq ft
(125.56 sq m)



First Floor
Approximate Floor Area
708.15 sq ft
(65.79 sq m)



Outbuilding
Approximate Floor Area
149.18 sq ft
(13.86 sq m)



Approximate Gross Internal Area = 205.21 sq m / 2208.86 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Rowland Gorrington 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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