



34 Firle Road, Seaford, BN25 2HJ

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**Guide Price -
£1,100,000-£1,200,000**

A deceptively spacious (3259 Square Feet) four bedroom, three reception room detached house with an attractive landscaped rear garden, carriage driveway and double garage. The impressive house is set back from the road in a private lane of just four houses.

Built circa 1985, being improved by the current owners to a sleek and modern standard. The spacious internal accommodation briefly comprises; a welcoming entrance hall, double doors lead to the spacious lounge area with dual aspect and built in media wall with enclosed electric fire. The dining room is open plan from the kitchen breakfast room having 2 sets of Bi-fold doors leading out onto the rear garden. The kitchen area comprises of matching wall and base cupboards, work surfaces, integrated appliances. There is a window overlooking the rear. A useful and spacious utility room adjoins the kitchen area, access to the double garage can be found from the utility room. A downstairs cloakroom completes the ground floor accommodation.

To the first floor there are four double bedrooms including a incredible master suite with deluxe ensuite shower room and 14'9 x 10'9' dressing room which was formally a bedroom. Bedroom four/ games room is a fantastic space with vaulted ceiling and its own staircase from the utility area. The family bathroom completes the first floor.

This spacious house offers a great opportunity and potential for an annexe area, plus further spacious attic space offering scope to extend, subject to planning.

Outside there is ample off road parking with

carriage driveway and remainder lawn area. The double garage has electric up and over doors and boasts power and lighting. The established and secluded rear garden is landscaped being mainly laid to lawn with a main patio and further seating areas. A variety of trees and shrubs, fence borders and spacious gated side access perfect for housing a campervan or boat.

34 Firle Road is set back from the road in a private lane, 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

Living Room

23'2" x 14'11" (7.06m x 4.55m)

Kitchen/Diner

41'1" x 14'10" (12.52m x 4.52m)

Utility

18"x 8'7" (5.49mx 2.62m)

Cloakroom

Landing

Bedroom One

17'3" x 15" (5.26m x 4.57m)

En-Suite

8'10" x 8'7" (2.69m x 2.62m)

Dressing Area

14'9" x 10'9" (4.50m x 3.28m)

Bedroom Two

13" x 10'11" (3.96m x 3.33m)

Bedroom Three

13" x 10'11" (3.96m x 3.33m)

Bedroom Four/Games Room

20'1" x 18" (6.12m x 5.49m)

Bathroom

9'2" x 8'7" (2.79m x 2.62m)

Double Garage

18'10" x 18" (5.74m x 5.49m)

Rear Garden

Side Area Ideal for Campervan

EPC: C

Council Tax Band: G



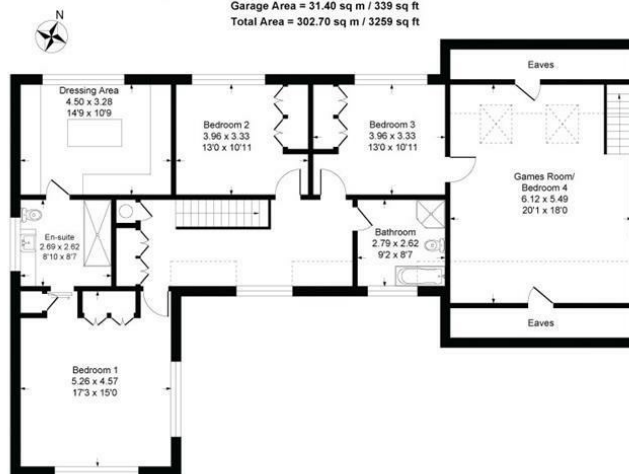


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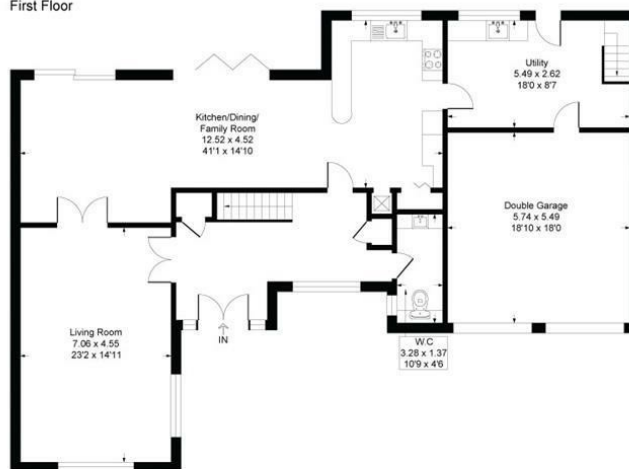
Approximate Gross Internal Floor Area = 271.20 sq m / 2920 sq ft

Garage Area = 31.40 sq m / 339 sq ft

Total Area = 302.70 sq m / 3259 sq ft



First Floor



Ground Floor

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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