



15b Heathfield Road, Seaford, East Sussex, BN25 1TH

ROWLAND
GORRINGE

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£625,000

An individual architect designed four bedroom detached bungalow occupying a secluded plot, approached by a 150ft private drive, in this sought after area of the town.

Considerable thought has been given to the juxtaposition of the two properties accessing the drive, to ensure privacy, security and harmony by adopting sensitive landscaping, design and planting. There is provision for ample parking and turning spaces.

Constructed in 1997 whilst recently being renovated to a high specification by the current vendors, this deceptively spacious property benefits from well planned accommodation and parking. The principal rooms enjoying views over the gardens, expertly landscaped and offering a good degree of seclusion.

The internal accommodation comprises of; porch leading to the welcoming entrance hall, open plan kitchen dining room with French doors leading to the garden; dual aspect living room with log burner further offering French doors to the garden; master suite with walk in wardrobe and ensuite bathroom. Three further bedrooms, shower room and utility room complete the internal

accommodation.

The property is approached via a gravel wide driveway which along with the garage, provides ample off road parking. The rear garden is beautifully landscaped boasting the favoured south and westerly aspect with a variety of trees, shrubs and produce.

Further benefits include solar panels which generate an income of approximately £1000 a year, cavity wall insulation, fully insulated loft and gas fired central heating.

Heathfield Road is conveniently situated less than one mile from the town centre with its wide range of shopping facilities, 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. Seaford is enviably enclosed by the picturesque South Downs National Park.









Porch

Entrance Hall

Living Room

16'7" x 14'9" (5.05m x 4.50m)

Kitchen/ Dining Room

21'2" x 14'9" max (6.45m x 4.50m max)

Utility Room

8'6" x 5'5" (2.59m x 1.65m)

Master Bedroom

14' x 10'10" (4.27m x 3.30m)

Ensuite Bathroom

Walk in Wardrobe

Bedroom 2

13'1" x 8'2" (3.99m x 2.49m)

Bedroom 3

10'6" x 8'10" (3.20m x 2.69m)

Bedroom 4

10'11" x 8'2" (3.33m x 2.49m)

Shower/wc

Off Road Parking

Garage

14'52 x 8'6" (4.27m x 2.59m)

Rear & Side Garden

EPC: B

Council Tax Band: F







Total area: approx. 139.2 sq. metres (1498.7 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.

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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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