



Brambles Cuckmere Road, Seaford, East Sussex, BN25 4DE

Brambles Cuckmere Road Seaford

East Sussex

BN25 4DE

£775,000

An individual and extended four double bedroom detached house. Located on the sought after and private Cuckmere Road within easy reach of Seaford Head, golf course and delightful countryside walks.

Built in the 1980's, the property is immaculately presented throughout with light and spacious accommodation. Comprising of entrance porch, welcoming entrance hall, cloakroom/wc, open plan family room with study area and further living room with delightful front aspect. The spacious kitchen dining room looks onto and leads out to the garden whilst also providing access to the utility room. To the first floor there are four double bedrooms including the master bedroom with ensuite shower room and further family bathroom/WC.

Outside to the front there is ample off road parking leading to the store room, whilst to the rear the garden is landscaped with patio seating area with steps leading to the lawn. To the rear of the garden there is an impressive garden office and gym with adjacent BBQ area.

The property is set in an ideal location on the highly desirable private section of Cuckmere Road. Within easy reach of countryside walks, but also within close proximity of schools and within a mile of the town, beach and railway station.

Surrounded by the South Downs National Park, Seaford, with over two miles of uncommercialised promenade and beach, offers a wide range of shopping facilities, 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. The 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.



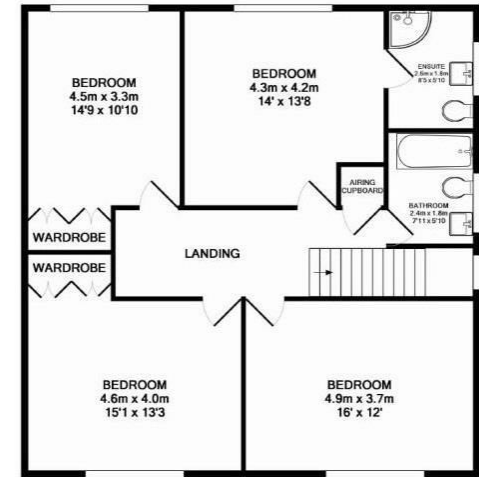
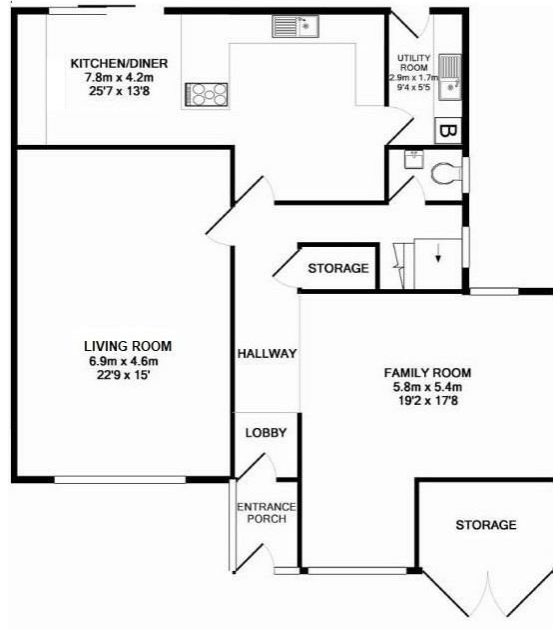
- Desired Cuckmere Road
- Detached House
- Three Reception Rooms
- Beautiful Garden
- Seaford Head Views

- Immaculate Throughout
- Four Bedrooms
- Master with Ensuite
- Ample Off Road Parking
- Garden Office & Gym



Entrance Porch	
Entrance Hall	
Living Room	6.9 x 4.6 (22'7" x 15'1")
Family Room	5.8 x 5.4 (19'0" x 17'8")
Kitchen Diner	7.8 x 4.2 (25'7" x 13'9")
Utility Room	2.9 x 1.7 (9'6" x 5'6")
Clockroom	
First Floor Landing	
Bedroom One	4.3 x 4.2 (14'1" x 13'9")
En-Suite	
Bedroom Two	4.6 x 4.0 (15'1" x 13'1")
Bedroom Three	4.9 x 3.7 (16'0" x 12'1")
Bedroom Four	4.5 x 3.3 (14'9" x 10'9")
Family Bathroom	
Front Garden	
Rear Garden	
Garden Gym	
Garden Office	
EPC - D	
Council Tax Band - G	





Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

seaford@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk



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.

**ROWLAND
GORRINGE**