



The Hideaway, Broadleaze Gardens Eastbourne Road, Seaford, BN25 4BE

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**Guide Price-
£800,000-£850,000**

A spacious and well presented detached family home being approximately 2458 Sq Ft to include 6 bedrooms & 2 spacious reception rooms including an open plan kitchen dining area. Further benefits include, off road parking, garage, south facing garden and 100ft tree line private driveway accessing Griffin House and The Hideaway.

This substantial house is light and bright throughout with internal accommodation briefly comprising, welcoming entrance hall, dual aspect lounge with brick fire place and patio doors leading to the rear. The open kitchen diner over looks the rear providing access onto the garden, kitchen area has matching wall and base cupboards, ample work surfaces and integrated appliances. Two ground floor bedrooms, utility room and cloakroom complete the ground floor accommodation.

The ground floor offers an opportunity and flexibility for a home office, or work from home set up, boasting separate entrance for a therapy room/ office room equipped with wash hand basin and nearby wc to not disturb the main area of the house.

To the first floor there are four

bedrooms, two bedrooms boasting en-suites whilst the further family bathroom can be found on the landing.

The front is approached via a 100ft tree line private driveway accessing Griffin House and The Hideaway. offering ample off road parking and access to the garage.

The attractive rear garden is secluded being the favoured southerly aspect with spacious lawn and decked seating areas.

Surrounded by the South Downs National Park, Seaford, has over two miles of uncommercialised promenade and beach, and offers a wide range of shopping facilities, a choice of restaurants, cafes and bars. There are nursery, primary, secondary schools and a 6th form college. Seaford also boasts 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.

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

Cloakroom

Kitchen

13" x 12'2" (3.96m x 3.71m)

Dining Room

14'9" x 10'7" (4.50m x 3.23m)

Utility

8'2" x 5'11" (2.49m x 1.80m)

Lounge

24'9" x 13'9" (7.54m x 4.19m)

Bedroom Four

18" x 8'10" (5.49m x 2.69m)

Bedroom Six

15'1" x 8'4" (4.60m x 2.54m)

Landing

Bedroom One

16'2" x 13'8" (4.93m x 4.17m)

En-Suite

13'8" x 8'1" (4.17m x 2.46m)

Bedroom Two

12'2" x 11'6" (3.71m x 3.51m)

En-Suite

12'2" x 6'4" (3.71m x 1.93m)

Bedroom Three

17'3" x 10'11" (5.26m x 3.33m)

Bedroom Five

10'8" x 8'11" (3.25m x 2.72m)

Shower Room

Eaves Storage

17'3" x 10'6" (5.26m x 3.20m)

Rear Garden

Garage

17'4" x 9'9" (5.28m x 2.97m)

EPC: C

Council Tax Band: F



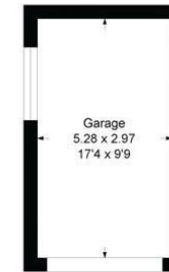


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Approximate Gross Internal Floor Area = 212.6 sq m / 2289 sq ft

Garage Area = 15.7 sq m / 169 sq ft

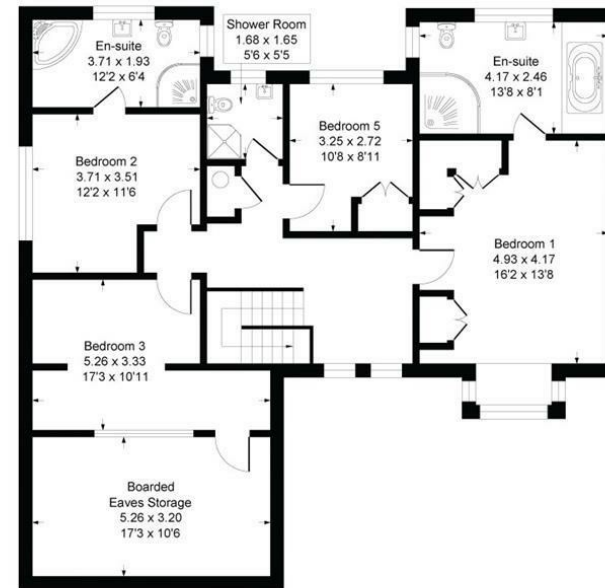
Total Area = 228.3 sq m / 2458 sq ft



Garage



Ground Floor



First 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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