



13 Bowden Rise, Seaford, East Sussex, BN25 2HZ

ROWLAND  
GORRINGE

# 13 Bowden Rise, Seaford, East Sussex, BN25 2HZ

£750,000

A substantial 5 bedroom detached house situated in a quiet cul-de-sac set back from one of Seaford's premier roads, within walking distance of Seaford Golf Club and the South Downs National Park. The accommodation incorporates a self-contained annexe (currently used as a self-catering holiday let). This apartment provides an effective solution to multi-generational living: with its own entrance, double bedroom, en-suite shower room and WC, large kitchen, lounge/dining room and sun deck. Solar panels generate a feed-in tariff rebate of c.£2000.00 p.a.

Entrance Lobby - Upvc double glazed front door, double glazed window. Glazed inner door to Entrance Hall.

Entrance Hall - Formal entrance. Understairs storage cupboard. Glazed door to principal rooms. Stairs to first floor.

Ground Floor Cloakroom - Opaque Upvc double glazed window to front aspect comprising of a two piece white suite of corner storage cupboard incorporating wash hand basin with tiled splashback and low-level WC.

Study/Bedroom Four - Upvc double glazed window to front aspect. Telephone point (Wifi).

Kitchen/Diner - Well fitted with a range of matching wall and base units, larder cupboard, fridge/freezer . Work tops with inset 1.5 bowl stainless steel sink and mono tap. Inset ceramic hob with built-under Neff oven and extractor above. Space and plumbing for dishwasher. Built-in cupboard housing gas fired boiler for warm air heating. Tiled splashbacks and ceramic tile floor. Upvc double glazed window overlooking Garden room/conservatory. TV point.

Dining Room - Upvc double glazed double doors to Garden room/conservatory. Modern LED light fitting. Archway leads through to Lounge.

Living Room - Impressive wood burner with slate under. Modern LED light fittings. Upvc double glazed window to front elevation. Upvc double glazed patio doors to rear terrace and garden. TV point.

Garden Room/Conservatory - Ceramic tiled floor. Upvc double glazed windows to two sides overlooking terrace and garden. Space and plumbing for washing machine and space for tumble dryer with work surface over. Further work top with cupboards underneath and appliance space. Upvc double glazed double sliding doors to garden. TV point

First Floor Landing - Upvc double glazed window to front elevation. Linen/airing cupboard with slatted shelving and immersion hot water tank. Covered loft access (loft has pull-down access ladder, light, part boarded and insulated).

Bedroom One - Upvc double glazed window overlooking rear garden. TV point. Built-in wardrobes and drawers.

Adjacent Bathroom - Comprising of an integrated white WC and basin, cupboards over with mirror, shower cubicle with two showerheads and built-in storage cupboard. Underfloor heating. Electric towel radiator.

Bedroom Two - Upvc double glazed window overlooking rear garden. Built-in double wardrobe. TV point.

Bedroom Three - Upvc double glazed window overlooking rear garden. Built-in double wardrobe. TV point.

Bathroom - Corner glass shower cubicle with Mira electric power shower unit. White suite comprising of pedestal wash basin, panelled bath with mixer tap and shower attachment. Shaver point. Part tiled walls. Opaque Upvc double glazed window to front Wall mounted mirrored cabinet. Towel rail and mirror.

Separate Wc - Opaque Upvc double glazed window to front. Low lever white WC with cabinet over.

Annexe : Self-Contained Apartment -

Entrance Hall - Approached via Upvc double glazed front door. Radiator.

Sitting/Dining Room - Two Upvc double glazed windows to front. Wall and picture lights. Meter cupboard. Single radiator. TV point.

Kitchen - Range of modern fitted units comprising base and wall cupboards and display shelving. Space and plumbing for washing machine and dishwasher. Space for upright fridge-freezer. Work top with inset 1.5 bowl stainless steel sink unit and mixer tap. Further work top with inset ceramic hob, built-under oven and stainless steel cooker hood above. Recess housing gas fired boiler. Breakfast bar. Part tiled walls. Glazed door to Sitting/Dining room.

Bedroom - Double linen cupboard housing water tank and slatted shelving. Switch for immersion heater. Fitted range of wardrobes comprising clothes rails, shelves, drawers, and display shelving. Radiator. TV point. Upvc double glazed window and French door to private Patio Garden. Sliding door to En-suite shower room.

En-Suite Shower Room - Modern white suite comprising glass double shower cubicle, wash basin with cupboard and drawers beneath and low level dual-flush WC. Chrome towel rail with inset radiator. Shaver point. Mirror-fronted wall mounted cabinet. Part tile walls. Upvc doubled glazed window.

Patio Garden - A private decked seating area overlooking rear garden linked to the ANNEXE.

Front Garden & Parking - Brick-paved driveway providing off-road parking for three cars. Paved area with slate surround and attractive planting providing year-round interest. Gate providing access to rear garden, potting shed, garden tool shed, raised beds, paved path and pergola, leading to rear garden. Electric charging point.

Rear Garden - approximately 60' - Attractive and well maintained south-westerly landscaped garden. Borders screened by variety of established trees and perennial shrubs. Mainly laid to lawn with wildlife pond, large shed, 1000L rain water tank, paved patio with pergola and paved path.; well stocked flower and shrub borders. Brick-paved path leads to attractive summerhouse, with 18' x 10' workshop behind.









**Entrance Porch**

**Entrance Hall**

**Living Room**

19'3" x 11'5" (5.87m x 3.48m)

**Kitchen**

11'4" x 10'10" (3.45m x 3.30m)

**Dining Room**

11'9" x 10'10" (3.58m x 3.30m)

**Sun Room**

20'8" x 11'3" (6.30m x 3.43m)

**Study**

8" x 7" (2.44m x 2.13m)

**Cloakroom**

**Landing**

**Bedroom One**

12'3" x 11'6" (3.73m x 3.51m)

**Bedroom Two**

13'1" x 11'6" (3.99m x 3.51m)

**Bedroom Three**

11'6" x 11'4" (3.51m x 3.45m)

**Shower Room**

11'6" x 7'5" (3.51m x 2.26m)

**Bathroom**

**Annexe -**

**Kitchen**

15'6" x 7'9" (4.72m x 2.36m)

**Living Room**

14'1" x 12'10" (4.29m x 3.91m)

**Bedroom One**

15'7" x 13'10" (4.75m x 4.22m)

**En-Suite**

6'10" x 5'10" (2.08m x 1.78m)

**Off Road Parking**

**Rear Garden**

**EPC: C**

**Council Tax Band: E**

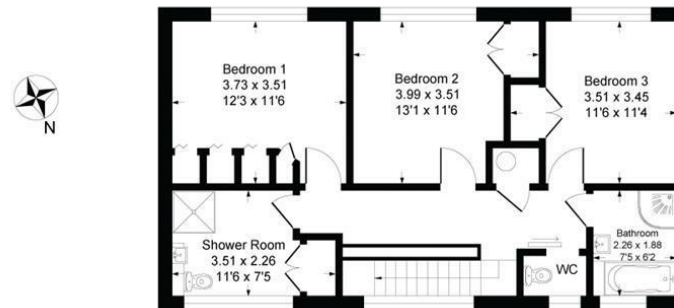
**Annexe Council Tax Band: A**



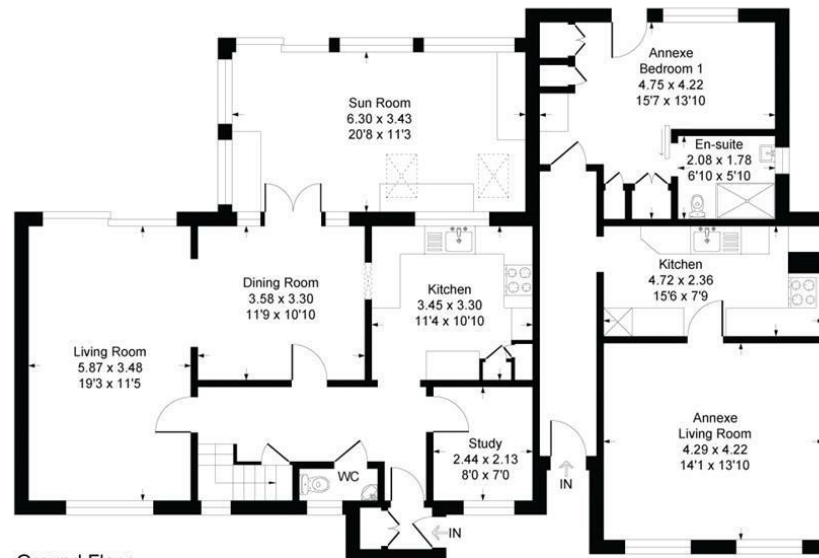


## 13 Bowden Rise, BN25 2HZ

Approximate Gross Internal Floor Area = 215.20 sq m / 2316 sq ft



First Floor



Ground Floor

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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