



15 Went Hill Park, Seaford, BN25 4QD

ROWLAND
GORRINGE

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£650,000

A spacious and ideally positioned four bedroom detached house with attractive south facing garden, views to Seaford Head and double garage.

With spacious and well presented accommodation throughout, this light and bright house comprises, welcoming entrance hall, through living room with bay window to front aspect with opening to the dining room which over looks and opens onto the rear garden via French doors.

The bright kitchen overlooks the rear garden having matching wall and base cupboards, space for appliances, work surface and access to the utility room which further provides access to the rear garden.

An internal door leads to the double garage and cloakroom which completes the ground floor accommodation.

To the first floor there are four bedrooms, a spacious landing and a family shower room; built in wardrobes can be found in three of the bedrooms and the principal suite boasts a en-suite bathroom.

To the front there is off road parking for 2 cars leading to the double garage,

remainder lawn area and path to the front door. The rear garden is brick wall and fence enclosed, mainly laid to lawn remainder patio seating area, side access.

Situated within the sought after south east quarter of Seaford, close to Seaford Head golf course, yet within easy reach of schools, leisure centre and recreation grounds, local shops and bus services. Seaford town centre with all its amenities, railway station, delightful downland walks, seafront promenade and beach are all within approximately one mile.

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.

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

17'4" x 11" (5.28m x 3.35m)

Kitchen

12'10" x 9'10" (3.91m x 3.00m)

Dining Room

12'1" x 11" (3.68m x 3.35m)

Utility

7'5" x 5'4" (2.26m x 1.63m)

Cloakroom

Landing

Bedroom One

16'1" x 11'11" (4.90m x 3.63m)

En-Suite

8'8" x 6'9" (2.64m x 2.06m)

Bedroom Two

15'6" x 8'8" (4.72m x 2.64m)

Bedroom Three

10'5" x 9" (3.18m x 2.74m)

Bedroom Four

10'5" x 6'11" (3.18m x 2.11m)

Shower Room

8'8" x 5'7" (2.64m x 1.70m)

Garage

17'1" x 17'1" (5.21m x 5.21m)

EPC: C

Council Tax Band: F



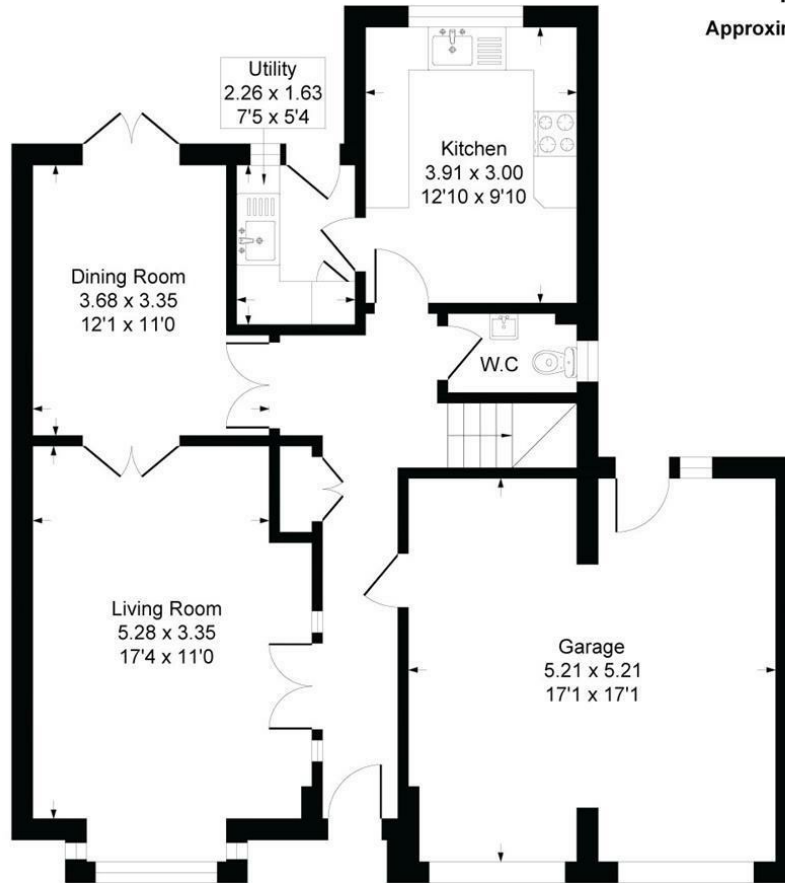


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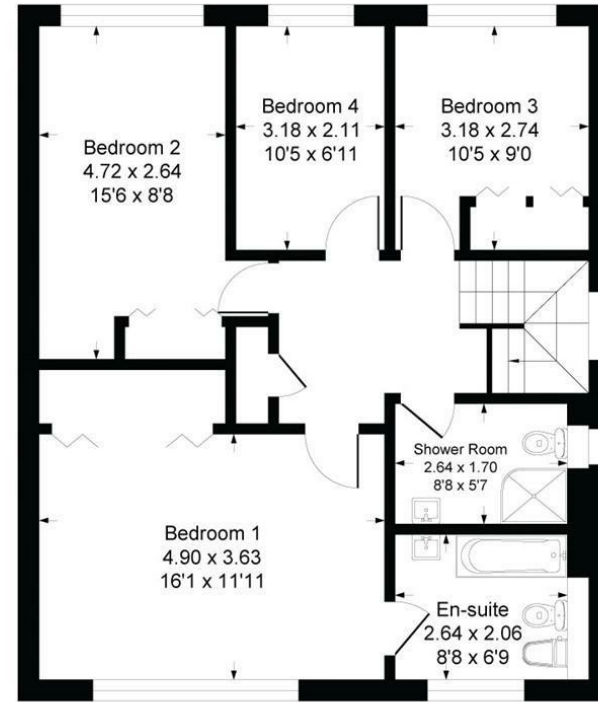
Approximate Gross Internal Floor Area = 138.30 sq m / 1489 sq ft

Garage Area = 28.30 sq m / 305 sq ft

Total Area = 166.60 sq m / 1794 sq ft



Ground Floor



First 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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