



33 St. Peters Road, Seaford, East Sussex, BN25 2HP

ROWLAND
GORRINGE

33 St. Peters Road, Seaford, East Sussex, BN25 2HP

£625,000

An impressive and spacious detached family home offering potential to improve and extend internally and externally, located in one of Seaford's most prestigious roads.

A light and bright house with spacious internal accommodation comprising of, welcoming a entrance hall, living room with bay featuring French doors that lead onto the rear garden, the kitchen area overlooks the front and adjoins the dining room which could be opened up to offer a fantastic kitchen diner with doors leading to the garden. Bedroom 4/ study, cloakroom and utility room complete the ground floor. Internal access to the double garage can be found in the inner hall.

To the first floor there are three bedrooms including an ensuite to the master and a further family bathroom.

Outside to the front there is ample off road parking leading to the double garage. The rear garden is secluded being a sunny westerly aspect, established trees and hedges, mainly laid to lawn with further patio seating area, fence borders and side aspect.

St Peters Road is a private road and one of Seaford's most premier roads being within the desirable Parish of

East Blatchington, approximately three quarters of a mile from Seaford town centre with its range of shops, bus and rail services, pubs, cafes, restaurants, library, parks and beach. Seaford is surrounded by the South Downs National Park and enjoys over two miles of un-commercialised promenade and beach. 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.

The prestigious and historic Seaford Golf club is located within 700m from the property. Seaford Blatchington, as the club is referred to locally, is a Sussex gem and one of the finest downland courses in the country set in a particularly beautiful part of the South Downs.

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 Porch

Living Room

19'11" x 11'11" (6.07m x 3.63m)

Kitchen

11'11" x 7'11" (3.63m x 2.41m)

Dining Room

11'11" x 9'11" (3.63m x 3.02m)

Conservatory

12'5" x 10'8" (3.78m x 3.25m)

Cloakroom

Utility

13'1" x 6'3" (3.99m x 1.91m)

Bedroom Four/Study

11'11" x 8'10" (3.63m x 2.69m)

Landing

Bedroom One

15'5" x 11'11" (4.70m x 3.63m)

En-Suite

7'6" x 4'5" (2.29m x 1.35m)

Bedroom Two

12'11" x 11'11" (3.94m x 3.63m)

Bedroom Three

9'10" x 7'11" (3.00m x 2.41m)

Bathroom

9'2" x 7'10" (2.79m x 2.39m)

Rear Garden

Double Garage

19'2" x 16'1" (5.84m x 4.90m)

EPC: D

Council Tax Band:





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Approximate Gross Internal Floor Area = 155.19 sq m / 1670 sq ft

Garage Area = 27.51 sq m / 296 sq ft

Total Area = 182.71 sq m / 1966 sq ft

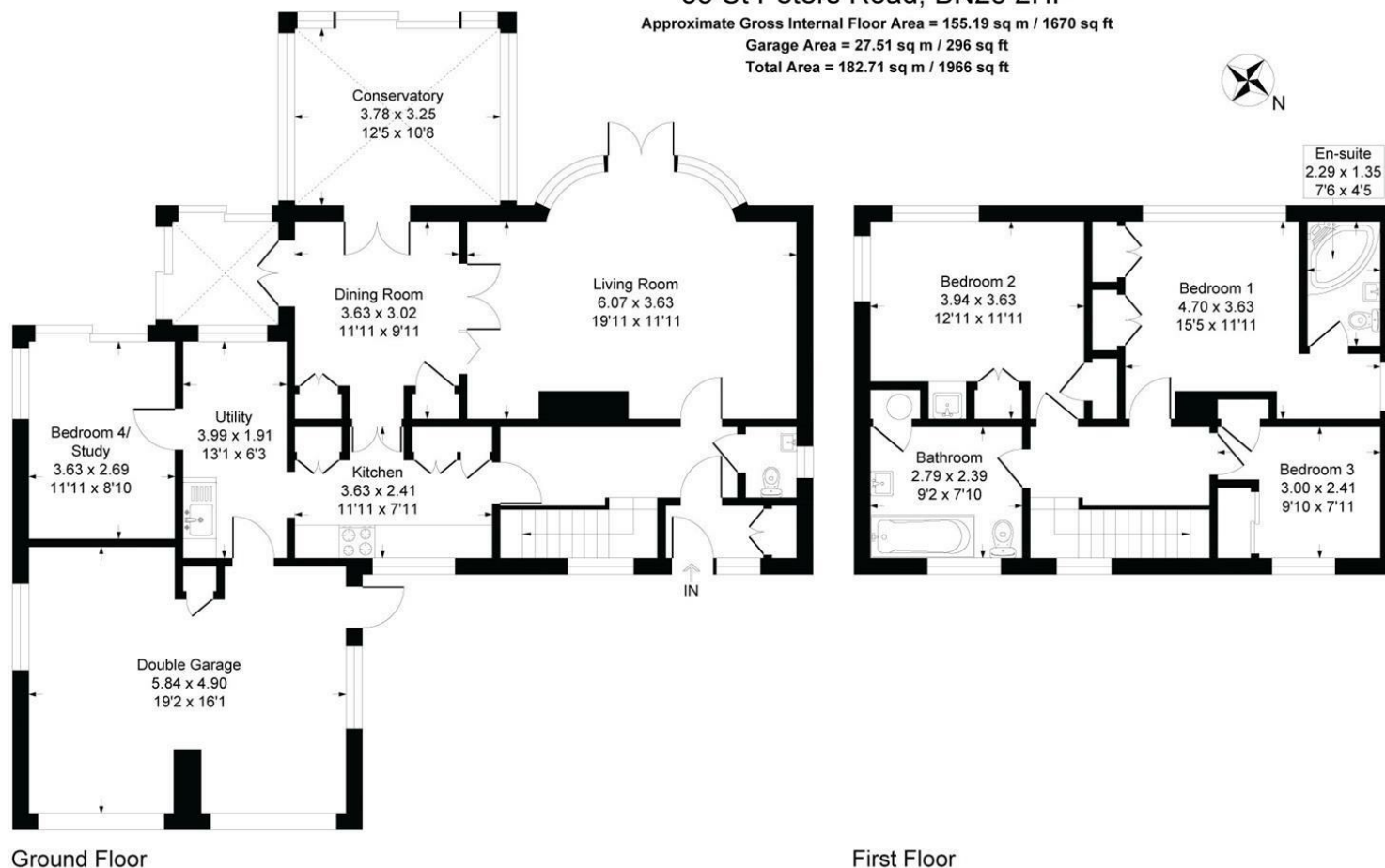


Illustration for identification purposes only, measurements are approximate, not to scale

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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