

Hunters Moon Norton, Seaford, BN25 2UR

ROWLAND GORRINGE

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Offers In Excess Of £700,000

Located in a no through country lane within the South Downs National Park, an outstanding three double bedroom attached Victorian property forming part of a house once belonging to Lord Asquith.

The property features a bespoke kitchen, large cloakroom/wc, coal bunker/ storage, spacious living dining room with impressive wood burning stove and oak flooring ideal for entertaining, hallway and landing retaining the grandeur of a Victorian country house. On the first floor are three well proportioned bedrooms and an attractive Victorian style bathroom. Outside there are private elevated gardens with country views and a driveway for off road parking.

Norton is situated just beyond the historic village of Bishopstone, with the vibrant coastal town of Seaford close by. Seaford offers a range of amenities, including shops, cafés, and rail services providing connections to Lewes, Brighton, and onward routes to London. To the west lies the port of Newhaven, offering ferry links to Dieppe and the French coast.

This historically significant property, once forming the south wing of a larger house owned by Lord Asquith of Bishopstone, son of Prime Minister H.H. Asquith, has been thoughtfully refurbished to a high standard. It blends period charm with modern comforts, making it an ideal country retreat. Despite its peaceful setting amidst rolling downland countryside, the property is less than two miles from the beaches and dramatic coastline of Seaford Bay. The area is renowned for attracting those working in the arts and creative industries, drawn by its inspiring scenery and vibrant community.

Vendors Comments: Since I bought the property in 2014, where repairs have been needed I have generally gone further and made an improvement/restoration at the same time. Note the property is not listed.

The concrete pathway over the disused coal bunker to the south side of the house was cracked and becoming weak, so I replaced this with a new reinforced concrete path, tiled using traditional Ketley tiles to match the originals lower down. At the same time I created access to the disused bunker via a new doorway from the kitchen/larder so that it can be used as outdoor storage space. he bunker does have lighting, electric sockets (isolator switch in larder) and ventilation to maintain air quality - a new owner could optionally add further damp proofing and insulation to prevent condensation if they wanted to use it as an 'indoor' storage space. I see it as more useful for storing cycles, garden equipment, ladders, etc and possibly wine.

An internal inspection comes highly recommended to appreciate the charm and character of this impressive Victorian Country residence, whether used as a retreat or full time home there is so much to enjoy and love.











Entrance Hall

Living/ Diner
20'10" x 16'1" (6.35m x 4.90m)

Kitchen
11'4" x 9'8" (3.45m x 2.95m)

Boiler Room

WC

Utility

Coal Bunker

Inner Hall

First Floor Landing

Bedroom 1
16'9" x 13'6 (5.11m x 4.11m)

Bedroom 2
11'9" x 11' (3.58m x 3.35m)

Bedroom 3
11'9" x 9'6" (3.58m x 2.90m)

Bathroom

Front, side & Rear Gardens

Parking

EPC: E

Council Tax: F

















Total floor area 124.9 m² (1,345 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Rowland Gorringe Estate Agents
Station Approach, Seaford, East Sussex, BN25 2AR
01323 490680
hello@rowlandgorringe.co.uk
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.

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