



6 Bydown, Seaford, East Sussex, BN25 3NF

ROWLAND
GORRINGE

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£775,000

This impressive, detached family home is exceptionally spacious, offering 3 reception rooms, 5 double bedrooms, a self-contained studio annex and an internal double garage. Situated on a private and substantial corner plot.

Beautifully presented throughout, this light and airy house offers any potential buyer versatile accommodation. From the entrance porch you step into a large hallway. Double doors lead into the triple aspect living room with garden views to either side and French doors onto a rear easterly garden.

The dining room is open to the lounge and the stunning feature kitchen-breakfast room, which comprises of a range of hi-gloss white base/wall units, fitted Beko range, Quartz work surfaces/upstands. An expansive central peninsula with breakfast bar beneath an impressive glass lantern roof, stands central to the kitchen. Bi-fold doors open one wall completely onto a large sun deck ideal for alfresco dining, looking out over a delightful pergola and the main garden. Further windows and external door on the facing wall open out onto a secluded service garden.

From the hall, a curtesy door leads into the double garage with electric roller

door, water and electric supply. A further curtesy door leads into the self-contained garden annex, with a fully equipped kitchen and shower room/wc and private gated external access to the side of the property.

A spacious and light return staircase leads to the generous second floor landing with all five double bedrooms, the family bathroom and a double airing cupboard leading. The principal bedroom is dual aspect with a sizeable dressing area and an ensuite with bath, separate shower and wc.

Within the gated entrance to the property, there is ample off-road parking. The gardens wrap around the property and are predominately laid to lawn with a variety of established trees, fruit trees and bushes, with outdoor functional and decorative mains lighting and several external sockets.

Located and set back in a small cul-de-sac, adjoining Sutton Drove. Nearby a small parade of conveniently located shops on Alfriston Road. Whilst the Downs leisure centre and bus stop can be found on nearby "Sutton Corner". Nursery, primary and secondary schools are within approximately half a mile. Seaford town centre, railway station, seafront promenade and beach, choice of two golf course, delightful countryside walks are all within approximately 1 mile









Entrance Porch

Entrance Hall

Kitchen

19'4" x 12'1" (5.89m x 3.68m)

Diner

10'5" x 9'11" (3.18m x 3.02m)

Living Room

22" x 11'10" (6.71m x 3.61m)

Landing

Bedroom One

16'10" x 16'4" (5.13m x 4.98m)

Dressing Room

En-Suite

Bedroom Two

16'7" x 10'6" (5.05m x 3.20m)

Bedroom Three

14'7" x 11'1" (4.45m x 3.38m)

Bedroom Four

10'5" x 7'10" (3.18m x 2.39m)

Bedroom Five

9'6" x 7'10" (2.90m x 2.39m)

Bathroom

Annex Kitchen

9'11" x 6'2" (3.02m x 1.88m)

Annex Bedroom

9'11" x 9'8" (3.02m x 2.95m)

Annex Bathroom

Double Garage

17'7" x 16'6" (5.36m x 5.03m)

Rear Garden

EPC: D

Council Tax Band: F





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Approximate Gross Internal Floor Area = 213.9 sq m / 2303 sq ft

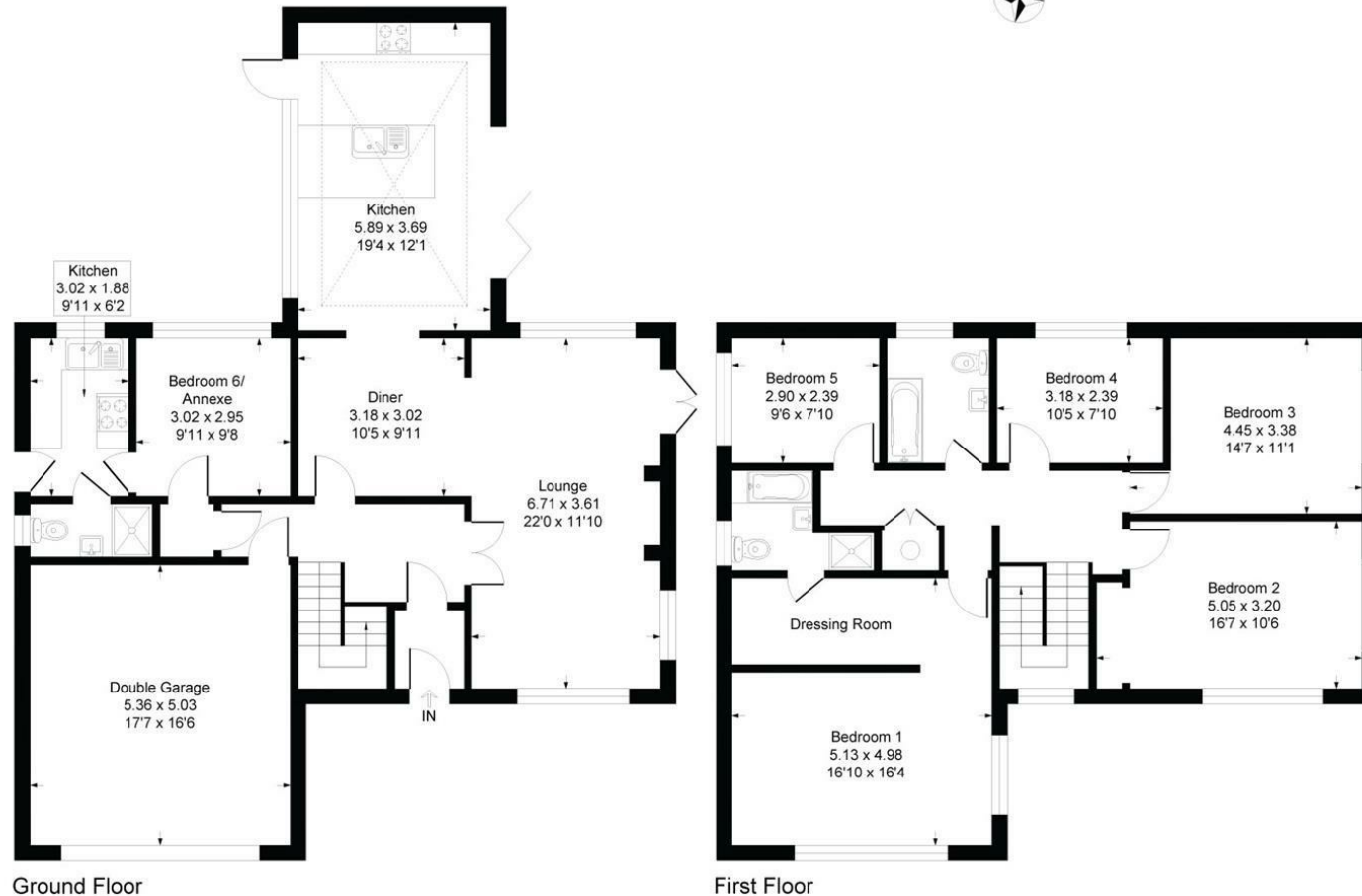


Illustration for identification purposes only, measurements are approximate, not to scale

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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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