



1 St. Wilfreds Place, Seaford, East Sussex, BN25 4LQ

ROWLAND
GORRINGE

1 St. Wilfreds Place Seaford

East Sussex
BN25 4LQ

£700,000

Built Circa 1983 this detached house is well presented through-out. Spacious though-out, the generous hall leads to: the 23' front to rear aspect living room with French doors onto the garden; with views over the garden the dining room sits between both the living and kitchen/breakfast room; the kitchen/breakfast room itself, has 2 windows onto the garden, an open doorway leads to the utility room, with a further door to the garden and a cloakroom/WC; the 13' study/office sits to the front. A large landing leads to the 4 double bedrooms and family bathroom with bath as well as separate tiled shower. The 16' principal bedroom has a walk through dressing/wardrobe area leading to the ensuite shower/wc. Both bedrooms 3 and 4 overlook the rear garden and have double wardrobes.

South facing, the landscaped private rear garden is beautifully arranged with flagstone patio, stone pathways, raised/decorative beds, central lawn, established trees and decorative bushes. Whilst to the side the the patio continues with raised beds for herbs/vegetables, there is also a greenhouse, secure side access and courtesy door to the rear of the double garage. The garage has power and roof storage. To the front is a drive/hardstanding for several vehicles, raised decorative beds and lawn.

St Wilfrids Place is a small private cul-de-sac located off Sutton Avenue, less than a mile from the town centre. Seaford has a railway station with services to London Victoria via Lewes, comprehensive shopping and medical facilities, two golf clubs and downland walks. There is a long beach and uncommercialised seafront esplanade with a sailing club.



- Approximately 2100sq ft
- 4 Double Bedrooms
- Ensuite & Walkin Wardrobe
- South Facing Rear Garden
- Double Garage
- Detached House
- 3 Reception Rooms
- Utility Room
- Private Close
- No Onward Chain



Hall	
Kitchen/Breakfast Room	4.24m x 3.35m (13'10" x 10'11")
Utility	2.77m x 2.36m (9'1" x 7'8")
Dining Room	3.35m x 2.84m (10'11" x 9'3")
Living Room	7.24m x 3.56m (23'9" x 11'8")
Cloakroom/WC	
Study	4.06m x 2.46m (13'3" x 8'0")
Landing	
Bedroom 1	5.05m x 3.61 (16'6" x 11'10")
- Walk Through Wardrobe	2.26m x 1.52m (7'4" x 4'11")
- Ensuite Shower/WC	2.26m x 1.98m (7'4" x 6'5")
Bedroom 2	3.61m x 3.61m (11'10" x 11'10")
Bedroom 3	3.58m x 3.12m (11'8" x 10'2")
Bedroom 4	3.66m x 2.64m (12'0" x 8'7")
Family Bathroom	3.56m x 2.21m (11'8" x 7'3")
Double Garage	5.05m x 4.90m (16'6" x 16'0")
Drive	
Front Garden	
Side Garden	
Rear Garden	
Council Tax Band: G	
EPC: C	





1 St Wilfreds Place, BN25 4LQ

Approximate Gross Internal Floor Area = 169.35 sq m / 1823 sq ft

Garage Area = 24.77 sq m / 277 sq ft

Total Area = 194.12 sq m / 2100 sq ft

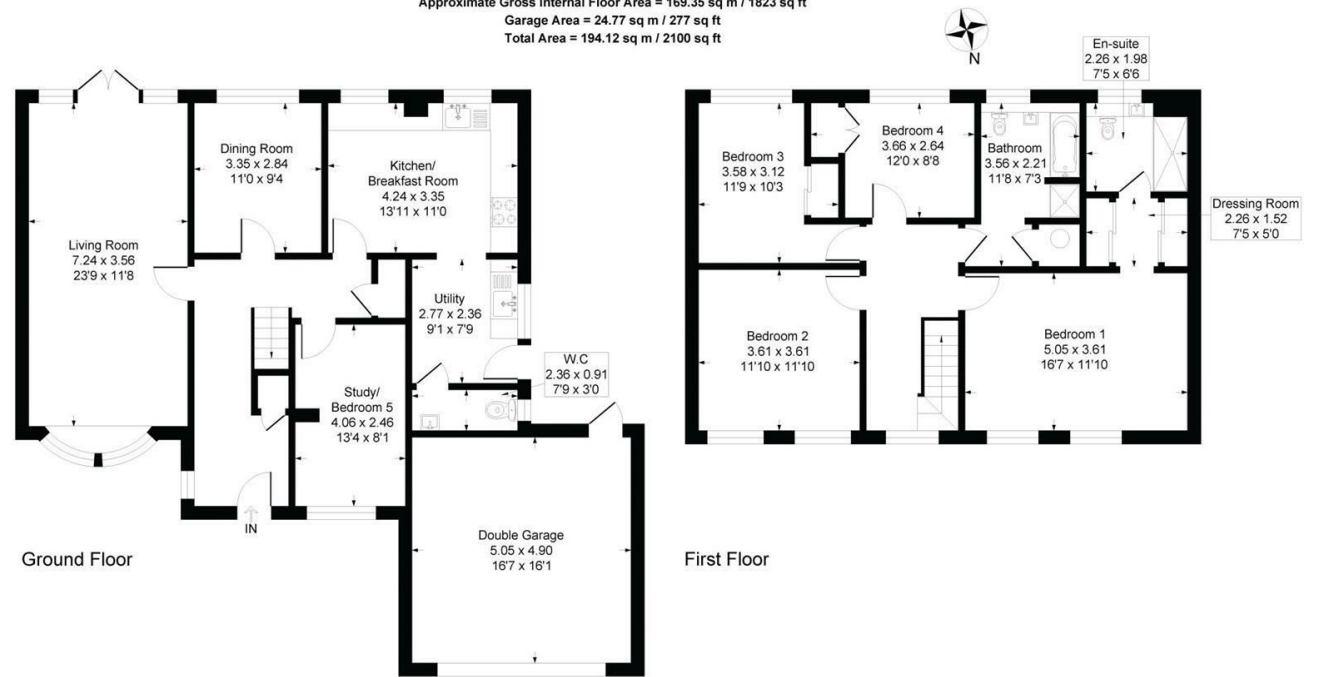


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

www.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.

**ROWLAND
GORRINGTON**