



Wheelgate Cottage Homefield Road, Seaford, East Sussex, BN25 3DG



Wheelgate Cottage  
Homefield Road  
Seaford

East Sussex  
BN25 3DG  
£625,000

Wheelgate Cottage is a half tile hung Sussex style character house. The L-shaped living/dining room has a through aspect, fireplace with gas fire in situ, French doors in the dining area lead into the garden and further double doors from the living area lead into the conservatory. The conservatory is brick based and has rear access into the garage. The dual aspect kitchen has a small side hall with access to the garden and a downstairs WC.. The study faces to the front and has a cupboard which currently holds the boiler. Upstairs you have all 3 double bedrooms with dual aspects and the family bathroom with separate corner shower.

The private southerly rear garden has 2 levels, a flagstone and tile patio adjoins the property. The private southerly rear garden is tiered to two levels: a large flagstone and tiled patio with powered greenhouse adjoins the property. Whilst flagstone steps lead down to the main garden: predominately laid to lawn with established trees, vegetable garden and a brick outhouse with store. To the front a block brick drive leads to the garage which has electric up/over door. Whilst a flagstone path leads through a front lawn to the property.

Situated within a quarter mile walk of Seaford town centre with its range of shopping facilities, cafes, restaurants and bars, railway station and frequent bus services. Nursery and primary schools are within a few minutes walk. Seaford secondary school and sixth form college, Seaford leisure centre, two golf courses, delightful countryside walks and Seaford beach are all with approximately three quarters of a mile.



- Approximately 1740sq ft
- 3 Double Bedrooms
- Study
- South Facing Rear Garden
- No Onward Chain
- Detached House
- L-Shaped Living/Dining Room
- Conservatory
- Internal Garage





|                             |                                |
|-----------------------------|--------------------------------|
| Hall                        |                                |
| Kitchen/Breakfast Room      | 3.99m x 3.73m (13'1" x 12'2")  |
| L-Shaped Living/Dining Room |                                |
| - Living Area               | 6.58m x 3.33m (21'7" x 10'11") |
| - Dining Room               | 2.72m x 2.54m (8'11" x 8'3")   |
| Conservatory                | 4.55m x 3.30m (14'11" x 10'9") |
| Study                       | 2.69m x 2.69m (8'9" x 8'9")    |
| Cloakroom/WC                | 1.68m x 1.04m (5'6" x 3'4")    |
| Landing                     |                                |
| Bedroom 1                   | 6.60m x 3.45m (21'7" x 11'3")  |
| Bedroom 2                   | 4.17m x 2.54m (13'8" x 8'3")   |
| Bedroom 3                   | 3.25m x 2.64m (10'7" x 8'7")   |
| Bathroom                    | 2.72m x 1.68m (8'11" x 5'6")   |
| Garage                      | 6.58m x 2.49m (21'7" x 8'2")   |
| Drive/Hardstanding          |                                |
| Rear Garden                 |                                |
| - Out Building              | 2.64m x 2.36 (8'7" x 7'8")     |
| - Store                     | 2.36m x 1.55m (7'8" x 5'1")    |
| Council Tax Band: E         |                                |
| EPC: D                      |                                |







## Wheelgate Cottage, Homefield Road, BN25 3DG

Approximate Gross Internal Floor Area = 151.47 sq m / 1630 sq ft

Outbuilding Area = 10.25 sq m / 110 sq ft

Total Area = 161.72 sq m / 1740 sq ft

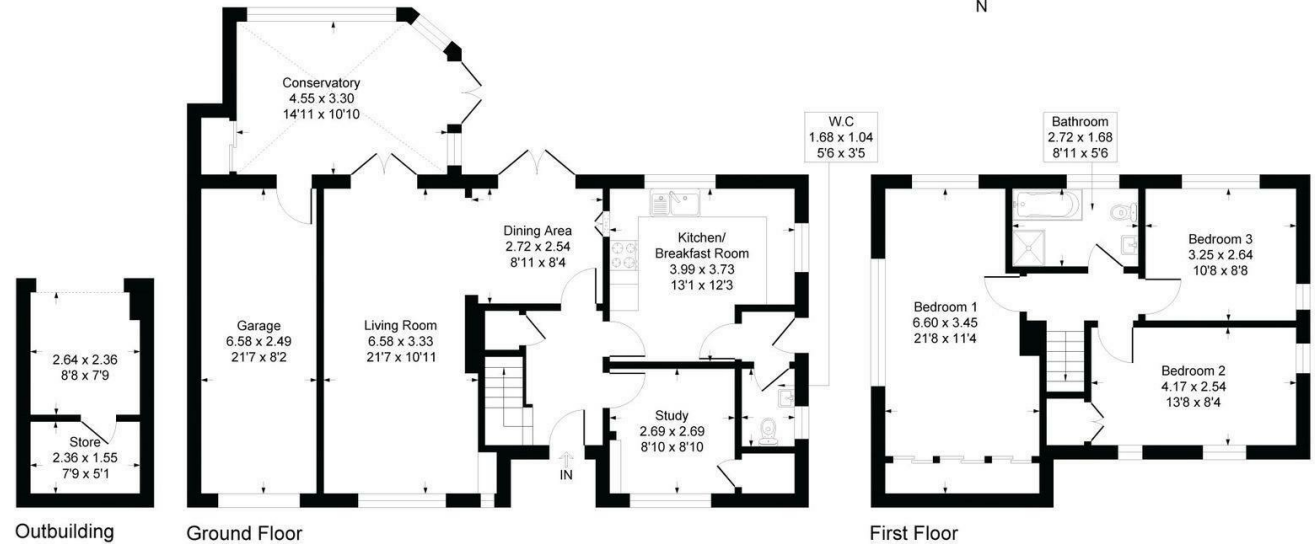


Illustration for identification purposes only, measurements are approximate, not to scale

## 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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