



20 Crown Hill, Seaford, BN25 2XJ

ROWLAND
GORRINGE

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£795,000

A well presented and spacious (2085sq ft) four bedroom detached house set in a residential cul-de-sac close to the South Downs National Park farmlands.

The property is light and bright, being beautifully presented throughout. The internal accommodation comprises; a welcoming entrance hall, delightful lounge with French doors that open onto the rear garden, internal doors lead to the dining room which further has French doors to the rear. The modern kitchen has matching wall and base cupboards, work surface to incorporate integrated appliances, door to the utility room and further door leading to the side access. The study and cloakroom complete the ground floor. The first floor offers four double bedrooms, ensuite to principal bedroom and a further family bathroom.

Outside there is ample off road parking leading to the double

garage, remainder grass area and path to the front door. The attractive and spacious rear garden is secluded and the favoured southerly aspect being mainly laid to lawn with patio seating areas.

Delightful walks can be enjoyed over the adjoining farmlands. Located on sought after Crown Hill, with a private golf course nearby and approximately half a mile from Seaford town centre. 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.









Entrance Hall

Lounge

17'6" x 17'6" (5.33m x 5.33m)

Dining Room

12" x 10'1" (3.66m x 3.07m)

Kitchen

16'10" x 12" (5.13m x 3.66m)

Utility

6'2" x 4'10" (1.88m x 1.47m)

Study

8'8" x 7'7" (2.64m x 2.31m)

Cloakroom

6'2" x 2'10" (1.88m x 0.86m)

First Floor Landing

Bedroom One

13'5" x 12'5" (4.09m x 3.78m)

En-suite

10'4" x 5'10" (3.15m x 1.78m)

Bedroom Two

16'9" x 11'6" (5.11m x 3.51m)

Bedroom Three

13'5" x 10'10" (4.09m x 3.30m)

Bedroom Four

12'10" x 11'6" (3.91m x 3.51m)

Family Bathroom

7'6" x 6'4" (2.29m x 1.93m)

Double Garage

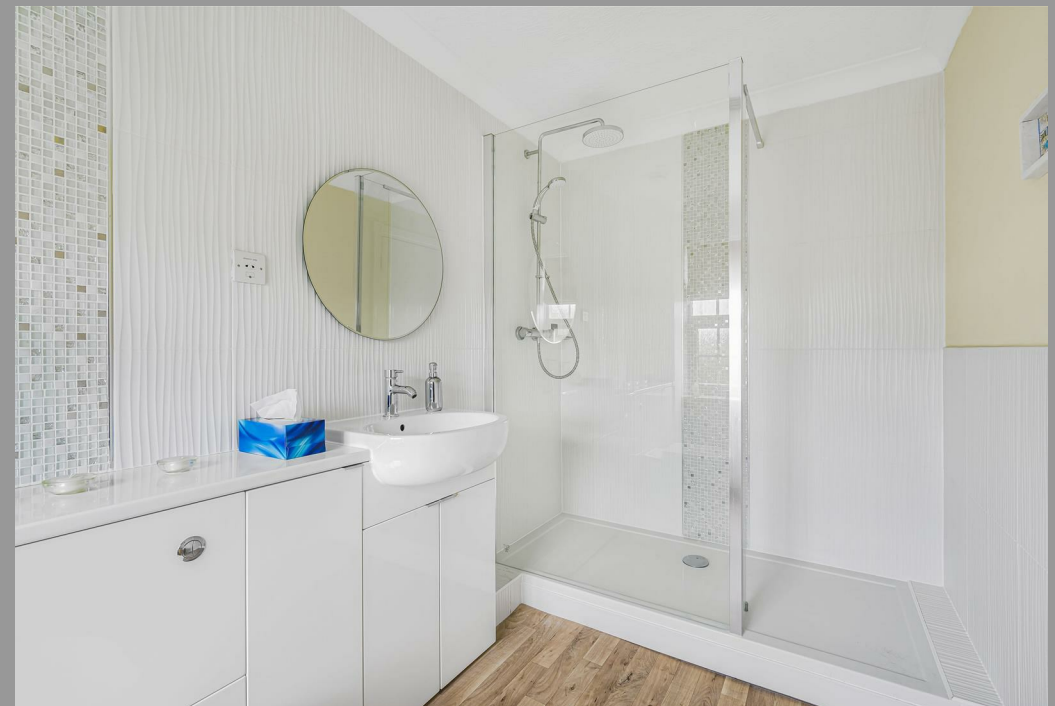
18" x 17'1" (5.49m x 5.21m)

Off Road Parking

Rear Garden

Council Tax: G

EPC: C





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Approximate Gross Internal Floor Area = 165.1 sq m / 1778 sq ft
 Garage Area = 28.5 sq m / 307 sq ft
 Total Area = 193.6 sq m / 2085 sq ft

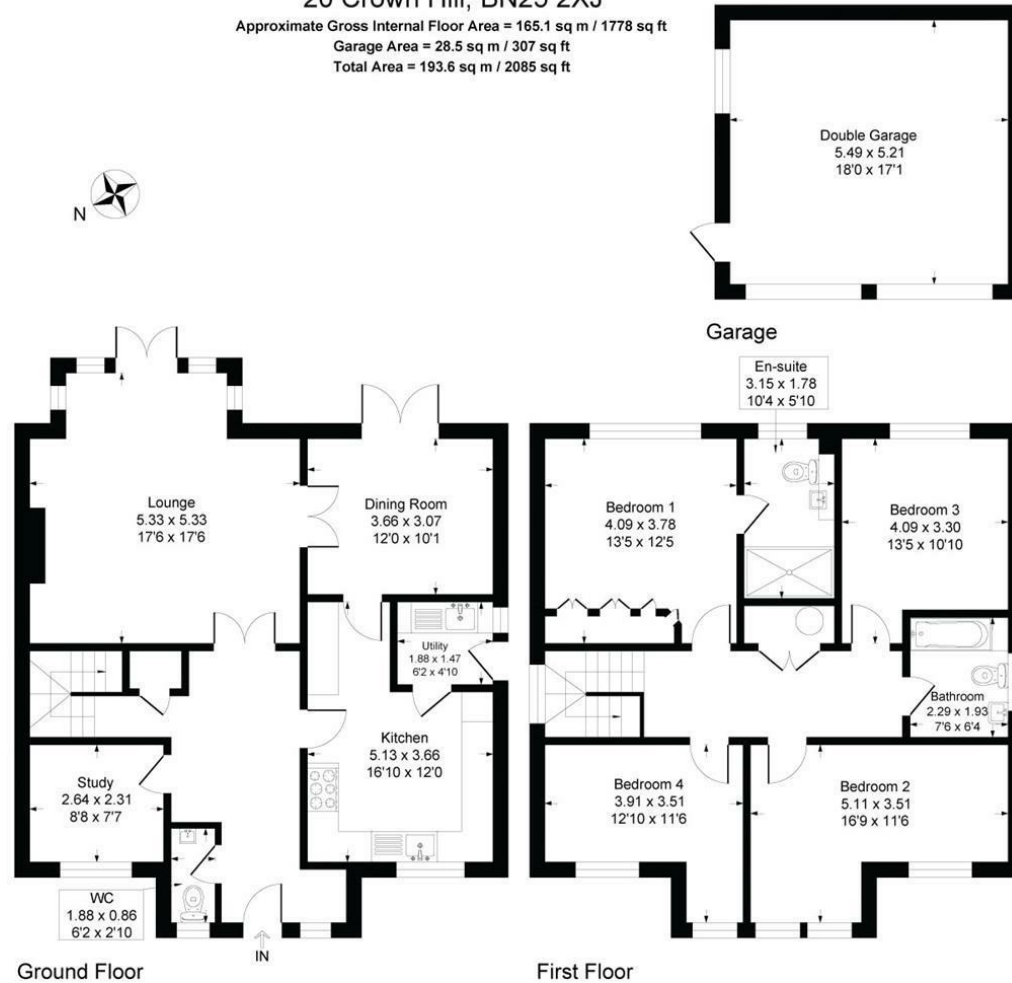


Illustration for identification purposes only, measurements are approximate, not to scale

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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