

54 Cuckmere Road, Seaford, BN25 4DJ

ROWLAND GORRINGE

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£700,000

Well presented through-out this detached house offers versatile accommodation in a highly desirable area. Entering the house you will notice a stunning wood parquet flooring, which continues through-out most of the ground floor. – barring the kitchen and downstairs cloaksroom/WC. Sitting to the front is the sitting room with fireplace and open through aspect to the dining/family room. Part of an extension the 21' dining/family room continues the parquet flooring, overlooks the rear garden with French doors onto the rear patio. The impressive 20' x 17' L-shaped kitchen/breakfast room looks onto the garden, has a wide range of wall/base units and double doors lead into the dining/family room. A downstairs cloaksroom/WC completes the ground floor accommodation. On the first floor you have a light and spacious landing leading to all 4 bedrooms as well as the modern family bathroom. The master bedroom has fitted double wardrobes, a fully tiled modern ensuite shower/wc, views to Seaford terrace and French doors onto a wonderful 19' balcony terrace.

Points of note: The property no longer has gas but has 6 photovoltaic solar panels and an air source heat pump.

The rear garden has a southerly aspect with a good sized patio area adjoining the property. A central lawn has flower and shrub borders, whilst a 12' x 8' summer house sits to the rear of the garden facing west. There is secure side access to the front and side access into the tandem garage. The garage has power, 2 windows to the rear and an electric roller door to the drive. The front of the house has block brick drive/hardstanding with established hedging, shielding the property from the road.

Cuckmere Road is one of Seafords' most sought after locations, being in the heart of the South East quarter of Seaford, close to Seaford Head golf course, yet within easy reach of schools, leisure centre and recreation grounds, local shops and bus services. Seaford town centre with all its amenities, railway station, delightful downland walks are perfectly located on on your doorstep whilst seafront promenade and beach are all within approximately one mile.











Entrance Hall

Kitchen/Breakfast Room
20'2" x 17'10" (6.15m x 5.44m)

Dining/Family Room
21'10" x 8'6" (6.65m x 2.59m)

Living Room
18'4" x 10'10" (5.59m x 3.30m)

Cloakroom/WC

Landing

Bedroom One
18'5" x 10'10" (5.61m x 3.30m)

En-Suite

Balcony Terrace
19'10" x 9'2" (6.05m x 2.79m)

Bedroom Two
10'10" x 9'2" (3.30m x 2.79m)

Bedroom Three
10'9" x 7'10" (3.28m x 2.39m)

Bedroom Four
10'10" x 8'4" (3.30m x 2.54m)

Bathroom
8'10" x 5'5" (2.69m x 1.65m)

Rear Garden

Summer House
15'5" x 8'2" (4.70m x 2.49m)

Garage
30'9" x 8'2" (9.37m x 2.49m)

Drive/Hardstanding

EPC: C

Council Tax Band: F















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Approximate Gross Internal Floor Area = 138.49 sq m / 1491 sq ft
Garage Area = 23.33 sq m / 251 sq ft
Outbuilding Area = 9.42 sq m / 101 sq ft
Total Area = 171.24 sq m / 1843 sq ft

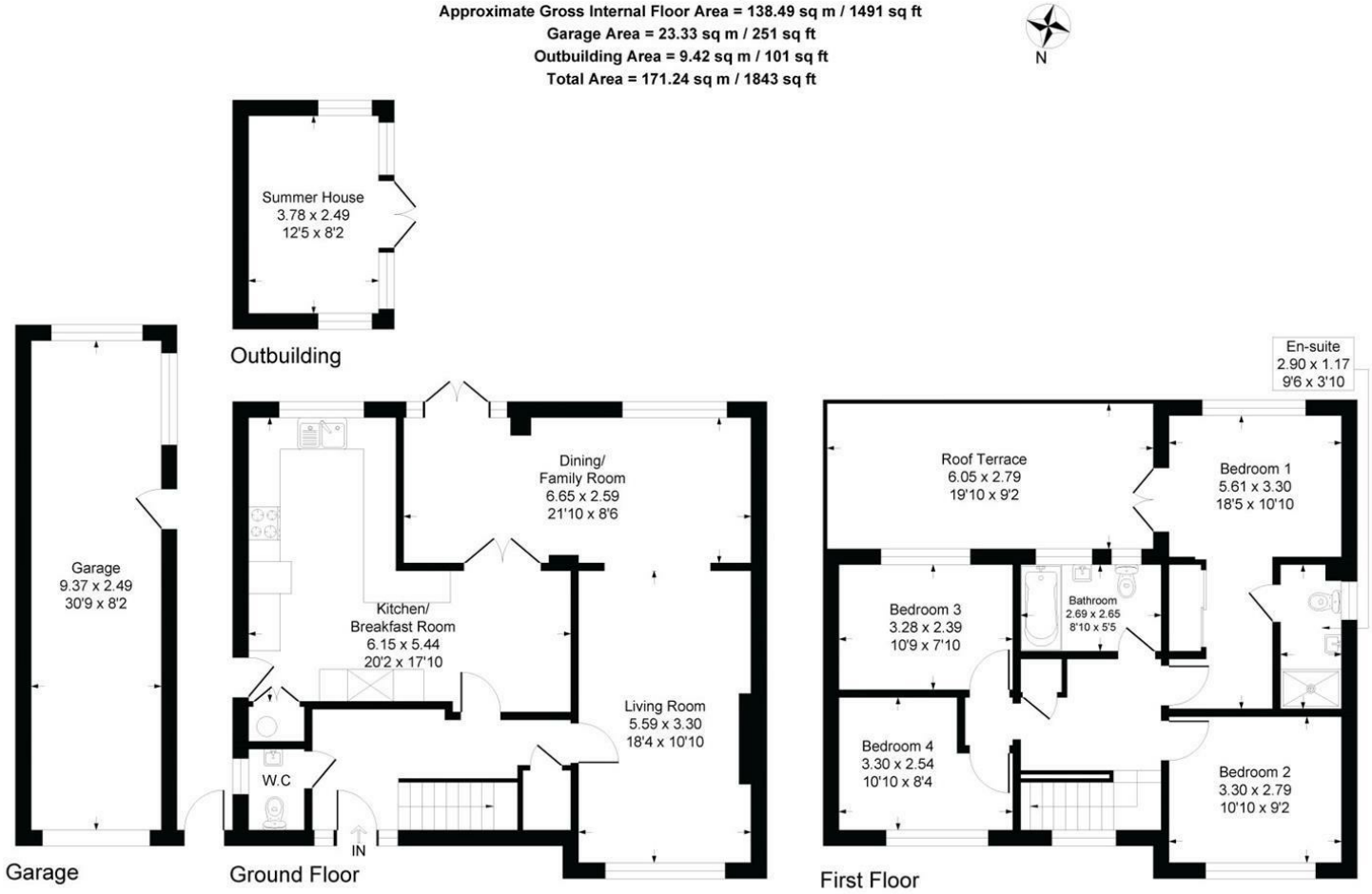


Illustration for identification purposes only, measurements are approximate, not to scale

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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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