



Flint House Belgrave Road, Seaford, East Sussex, BN25 2EJ

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£595,000

One of Seaford's hidden gems...

An impressive and spacious four double bedroom Masionette with private garden, garage and off road parking ideally located in the sought after East Blatchington area of Seaford.

Built in 1890 then divided into 2 properties in 1952 this delightful period property is light and bright throughout being beautifully presented. The property has its own personal entrance door leading to the welcoming entrance hall, with stairs leading up to the first floor.

The first floor boasts the spacious living room with sash windows offering sea views, 9'6" ceiling height, working fire place and double doors leading to the dining room again with sash windows, sea views, 9'6" ceiling height and working fireplace. The kitchen has matching wall and base cupboards, free standing appliances and wall mounted boiler. The impressive bathroom suite comprises roll top free standing bath, separate shower cubicle, double vanity unit and wc. Bedroom 1 & 2 are both double in size with bedroom 1 offering a working fireplace. A cloakroom/wc and access onto the balcony and spiral staircase can also be found in the inner hall. To the top floor there are a further two double bedrooms both with stunning far reaching views, eaves storage can be accessed on the top floor.

Outside to the front there is ample off road parking leading through double gates to the garage with rear store whilst further leading to the well established garden being wall and fence enclosed, mainly laid to lawn with decked area, housing for a hot tub, walk in store room, well, spiral staircase and further seating area.

The property has been beautifully renovated and restored by the current owners to a high specification to include renovated sash windows, re wiring and plumbing, redecoration, working fireplaces in living room and dining room, exterior spiral staircase, large attic space and refurbished bathroom.

The property is located in the very popular East Blatchington area of Seaford within easy reach of local shops, bus services and countryside walk. Seaford town centre with its wide range of shopping facilities, pubs, cafes, restaurants, library, railway station, the seafront promenade and beach can be found within approximately 1 mile.

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.

An internal viewing comes highly recommend to truly appreciated this breath taking property full of charm and character.









Personal Entrance Door

Entrance Hall

Stairs to First Floor Landing

Living Room

18'3" x 14'1" (5.56m x 4.29m)

Dining Room

17'7" x 14'5" (5.36m x 4.39m)

Kitchen

11'11" x 9'4" (3.63m x 2.84m)

Bathroom Suite

Cloakroom/wc

Bedroom One

16' x 10'3" (4.88m x 3.12m)

Bedroom Two

14'2" x 14'1" (4.32m x 4.29m)

Balcony

Stairs to Top Floor Landing

Bedroom Three

13' x 12'5" max (3.96m x 3.78m max)

Bedroom Four

18' x 9'11" max (5.49m x 3.02m max)

Eaves Storage

Rear Garden

Store Room

Garage

Off Road Parking

EPC - E

Council Tax Band - C

Freehold to Whole Building - Lease TBC

Ground Rent: £50 per Annum







Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanItUp.

Rowland Gorringe Estate Agents
Station Approach, Seaford, East Sussex, BN25 2AR
01323 490680

seaford@rowlandgorringe.co.uk
rowlandgorringe.co.uk

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