



25 Corsica Road, Seaford, BN25 1BD

ROWLAND
GORRINGE

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£800,000

A stunning five bedroom, three reception detached house with generous garden, roof terrace and garage.

This most impressive property has been extended and remodeled by the current owners to a extremely high standard. With light and bright internal accommodation comprising; porch leading to the welcoming entrance hall, a family room sits to the front with recessed feature fireplace having tiled hearth and wood burner in situ. The spacious living room has a fire place with surround, French doors lead onto the conservatory which over looks and opens onto the rear garden. The extended and modern kitchen has matching wall/base cupboards, integrated appliances, breakfast bar, views over the rear garden, sky light and door leading to the rear. The utility room can be accessed via the kitchen, which has wall/base cupboards, wall mounted boiler and internal access to the garage. A double bedroom with en suite bathroom can be found on the ground floor, this room is ideal for multi generational living, private guest suite or any care needs. A downstairs cloakroom completes the ground floor.

To the first floor there are four bedrooms, including master with views to the sea and bedroom two with French doors leading to the roof terrace. The family bathroom with bath, shower, wash hand basin and wc can be found on the landing.

The front offers ample off road parking leading to the 28' length garage. The rear

garden is secluded, generous lawn area, further spacious patio seating area, fence borders and gated side access.

Corsica Road is located in the highly sought after South East/ Seaford Head area of Seaford with its nearby golf course, delightful downland and headland walks. The uncommercialised and extremely popular promenade and beach are within minutes walk. There are junior, secondary and sixth form schools close by and the town centre with all its amenities and railway station are also within a reasonable level walk.

Seaford is Surrounded by the South Downs National Park, with over two miles of un-commercialised promenade and beach, Seaford offers a wide range of shopping facilities and a choice of restaurants, cafés and bars. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. Seaford railway station offers a service to London (Victoria 90 minutes). The adjoining cross channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment. The desirable and renowned Bedes private school can be found in nearby Eastbourne town.

An internal inspection is essential to fully appreciate this beautiful family home.









Entrance Porch

Entrance Hall

Cloakroom

Kitchen/Diner

20'11" x 14'11" (6.38m x 4.55m)

Utility Room

8'11" x 8'4" (2.72m x 2.54m)

Living Room

16'2" x 14'4" (4.93m x 4.37m)

Family Room

17'1" x 13'2" (5.21m x 4.01m)

Bedroom Five

18'2" x 10'2" (5.54m x 3.10m)

En-Suite

8'8" x 7'11" (2.64m x 2.41m)

Conservatory

15'5" x 11'4" (4.70m x 3.45m)

Bedroom One

14'3" x 11'11" (4.34m x 3.63m)

Roof Terrace

14'3" x 3'8" (4.34m x 1.12m)

Roof Terrace

13'11" x 3'8" (4.24m x 1.12m)

Bedroom Two

13'11" x 11'11" (4.24m x 3.63m)

Bedroom Three

15'2" x 7'11" (4.62m x 2.41m)

Bedroom Four

10'8" x 8'8" (3.25m x 2.64m)

Bathroom

13'11" x 6'2" (4.24m x 1.88m)

Garage

28'8" x 12'4" (8.74m x 3.76m)

Rear Garden

EPC:

Council Tax Band: F





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Approximate Gross Internal Floor Area = 216.95 sq m / 2335 sq ft

Garage Area = 24.21 sq m / 261 sq ft

Total Area = 241.16 sq m / 2596 sq ft

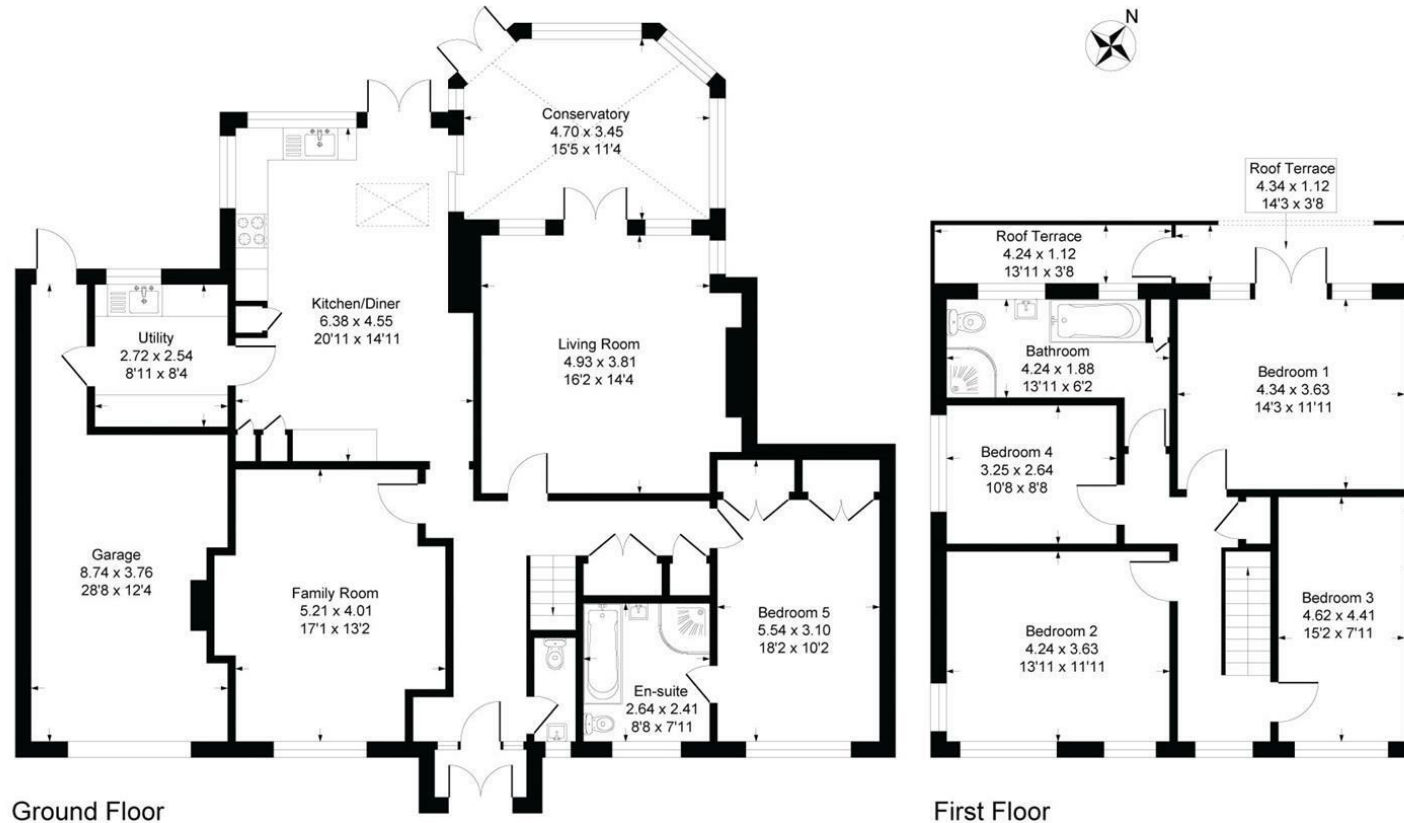


Illustration for identification purposes only, measurements are approximate, not to scale

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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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