



Merrow Surrey Road, Seaford, East Sussex, BN25 2NJ

ROWLAND  
GORRINGE



## Merrow Surrey Road, Seaford, East Sussex, BN25 2NJ

**Offers In The Region Of -  
£575,000-£600,000**

An attractive, light and double-fronted character house, refurbished by the current owners, understood to have been built in 1933. With a picket fence to the front, an extensive block brick drive leads to the property and garage.

The entrance to the property is an arched open porch that leads into the hallway with a wonderful return staircase leading to the first-floor landing. There are exposed oak lintels to the ground floor. The dining room sits to the front, with shutters to the bay windows, an exposed oak lintel and there is also a beautiful brick/tile fireplace to the room. The living room has a through aspect, bay window with shutters, 2 exposed oak lintels and a sliding door into the conservatory. The modernised kitchen has a dual aspect, overlooks the rear garden and has access to a side porch/boot room which in turn provides access to the garden. Upstairs you find all 3 bedrooms have views toward the sea – with bedrooms 1 and 2 have also having a dual aspect. Bedroom 3

is currently being used as an extended dressing room. Both the bathroom and ensuite shower/wc are fully tiled.

Outside: the attractive private rear garden has a good-sized central lawn with established beds, trees and shrubs are located around a circling pathway. There are various sun patios around the garden, rear access into the garage and secure side access to the front.

Lapsed planning permission was granted in 2011 (LW/11/1311) to demolish the garage and erect a two storey side extension, together with single storey extension to the rear.

Within three-quarters of a mile of Seaford town centre, train station, promenade/sea front and the A259 (main coastal road), the property is ideally located. A parade of local shops is within approx 500yds also. Surrounded by the South Downs National Park, with over two miles of uncommercialised promenade and beach, Seaford offers a wide range of shopping facilities and a choice of restaurants, cafe's 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. The railway station offers a service to London (Victoria 90 minutes).















**Entrance Porch**

**Entrance Hall**

**Cloakroom**

**Kitchen**

11'1" x 9'3" (3.38m x 2.82m)

**Dining Room**

11'1" x 9'5" (3.38m x 2.87m)

**Living Room**

16'6" x 11'3" (5.03m x 3.43m)

**Garden Room**

9'11" x 5'6" (3.02m x 1.68m)

**Landing**

**Bedroom One**

12'4" x 10'8" (3.76m x 3.25m)

**En-Suite**

**Bedroom Two**

10'9" x 10'5" (3.28m x 3.18m)

**Bedroom Three**

10'9" x 7'4" (3.28m x 2.24m)

**Bathroom**

11'3" x 5'4" (3.43m x 1.63m)

**Rear Garden**

**Garage**

16'2" x 8'9" (4.93m x 2.67m)

**Drive/Hardstanding**

**EPC: D**

**Council Tax Band: E**





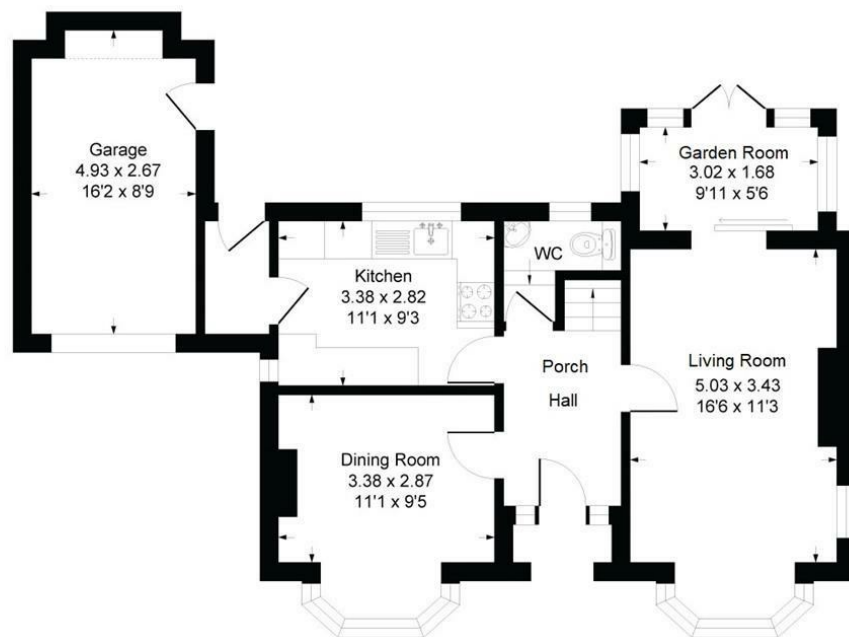


## Surrey Road, BN25

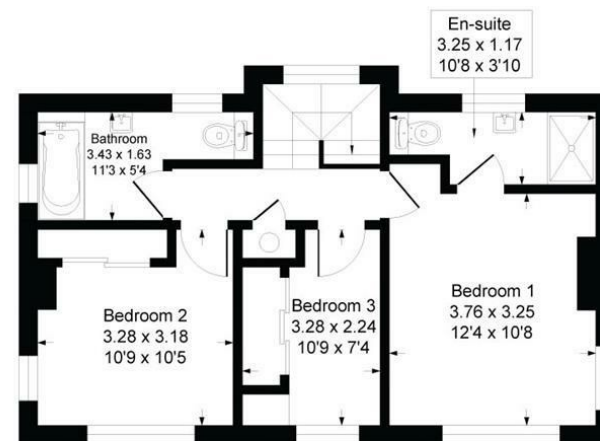
Approximate Gross Internal Floor Area = 104.87 sq m / 1129 sq ft

Garage Area = 12.64 sq m / 136 sq ft

Total Area = 117.52 sq m / 1265 sq ft



Ground Floor



First Floor

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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