



8 Sunningdale Close, Seaford, BN25 4PF

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## 8 Sunningdale Close, Seaford, BN25 4PF

£850,000

A stunning detached 4 bedroom family home located in the sought after 'south east' corner of Seaford ideally situated in a quiet cul-de-sac, boasting beautiful countryside views across and up to signature landmark 'Seaford Head'.

This beautifully finished house is light and bright throughout with internal accommodation comprising; Inviting entrance hall, 24'11 through aspect living room equipped with centre piece log burner and patio doors providing access to the rear garden, a generous dining room with an open and sociable feel, a versatile study space. The bright and beautifully appointed kitchen features bespoke style cabinetry, warm oak worktops and beautiful views across Seaford Head Golf Course. The kitchen is fitted with matching wall and base units and a variety of built in appliances including, ceramic hob, gas oven, dishwasher double sink with combination tap and drainer unit. There is a further w/c on this floor.

To the first floor you are met with 4 generous sized bedrooms with 3 of them showcasing more picturesque views. The principle bedrooms is fitted with 2 sets of wardrobes and a spacious, mosaic bordered en-suite appointed with panel bath, overhead shower, w/c and hand wash basin. The bright and contemporary family bathroom has a clean, modern feel and is fully equipped with p-shape panel bath, overhead shower, storage units and hand wash basin.

The attractive rear garden is mainly laid to lawn and has a favoured southerly aspect looking out towards Seaford Head Golf Course. The garden is a real sun trap perfect opportunity for relaxing and/or hosting guests. The front of the property offers ample parking leading to the 19'5 double garage.

Sunningdale Close 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.









**Kitchen/Breakfast Room**

15'3" x 11'6" (4.67 x 3.51 )

**Dining Room**

15'3" x 11'6" (4.67 x 3.53)

**Study Area**

8'11" x 8'5" (2.74 x 2.59)

**Living Room**

24'10" x 12'11" (7.59 x 3.94)

**W.C**

6'0" x 3'1" (1.83 x 0.94)

**Bedroom 1**

15'1" x 13'5" (4.62 x 4.09)

**En-Suite**

8'7" x 8'3" (2.62 x 2.54)

**Bedroom 2**

13'5" x 12'11" (4.11 x 3.94)

**Bedroom 3**

12'11" x 12'4" (3.94 x 3.78)

**Bedroom 4**

8'11" x 8'2" (2.74 x 2.49)

**Bathroom**

7'4" x 6'5" (2.26 x 1.96)

**Eaves****Garage**

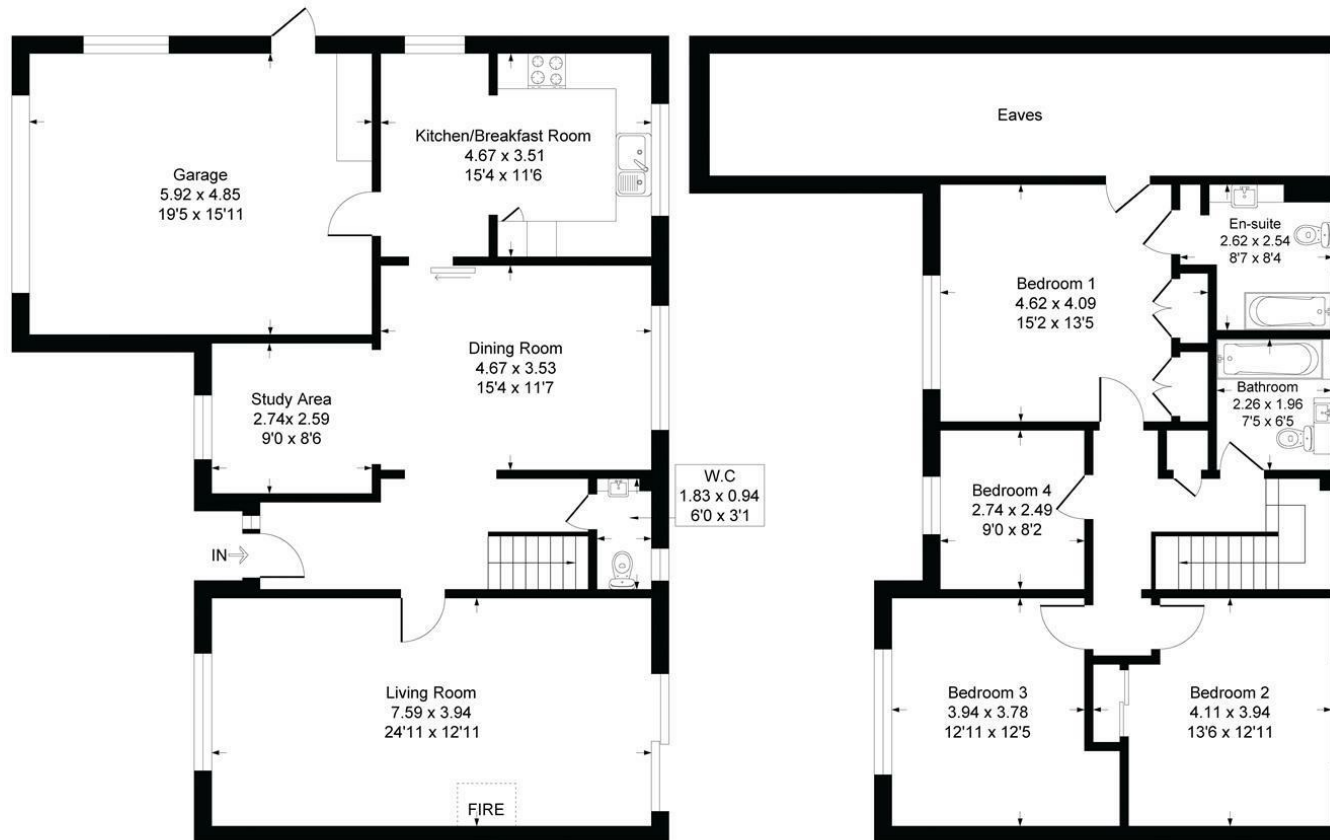
19'5" x 15'10" (5.92 x 4.85)

**Front Garden****Rear Garden****EPC - D****Council Tax - G**



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Approximate Gross Internal Floor Area = 191.57 sq m / 2062 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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