



Seaway

Marine Parade, Seaford, East Sussex



BNP PARIBAS GROUP

A stunning five bedroom property located in an East Sussex resort town with uninterrupted views of the English Channel

An attractive double-fronted family home, configured to maximise the stunning sea views and featuring wooden flooring throughout the ground floor. It benefits from permission, granted in 2021, for a single-storey rear annexe extension. It is located near to local town centre amenities, the station, Newhaven Ferry port, and the road network.



3 RECEPTION ROOMS



5 BEDROOMS



5 BATHROOMS



GARAGE



GARDEN



FREEHOLD



COASTAL TOWN



2,634 SQ FT



**GUIDE PRICE
£1,350,000**

The property

Seaway is a double-fronted family home offering 2,634 sq ft of light-filled flexible accommodation arranged over two floors. Configured to provide a cohesive and practical living and entertaining environment maximising the front aspect sea views, the accommodation flows from a welcoming reception hall. It briefly comprises front aspect study and dining rooms, the latter with a bespoke display cabinet, together with a sitting room with feature fireplace and fitted drinks cabinet. Double doors open from the sitting room to an L-shaped kitchen/dining/family room, also accessible from the hall. It provides a range of bespoke wall and base units, a breakfast bar, complementary worktops, a Belfast sink, Rangemaster stove and modern integrated appliances. The kitchen opens into a sitting area with French doors to the front deck, Velux glazing providing plenty of additional natural light. Steps from the kitchen lead down to a boiler room housing a newly installed boiler and unvented hot water system and an inter-connecting rear hall with useful en suite cloakroom and access to the rear garden. The ground floor

accommodation is completed by a part wood-lined double bedroom with French doors to the rear garden, an adjacent part wood-lined shower room and a further split-level dual aspect double bedroom, accessible from the dining room, with French doors to the front aspect deck.

Central stairs rise from the reception hall to the spacious wooden-floored landing. It gives access to a principal bedroom with fitted wardrobes, an en suite shower room and separate en suite bathroom with freestanding rolltop bath, the bedroom and bathroom both having French doors to a balustraded balcony with stunning sea views. A further wooden-floored dual aspect double bedroom also has fitted storage, an en suite bathroom, and French doors to the balcony. The property's remaining double bedroom also has an en suite shower room.

The property also benefits from 2021 planning permission for the erection of a single-storey rear annexe (application no: LW/21/0877).



Outside

Having plenty of kerb appeal, the property is approached from Marine Parade over a tarmac side driveway providing extensive private parking. The lawned front garden is bordered by coastal planting and features decked seating areas and a raised paved terrace with verandah, all ideal for entertaining and al fresco dining and enjoying stunning sea views. A rear driveway gives access to a garage and inter-connecting garden room with French doors to the lawned rear garden and terrace.

Location

Located at the foot of the South Downs, the coastal town of Seaford offers local shopping, eateries, a leisure centre, swimming pool, sailing club, two golf courses and primary and secondary schooling. Surrounded by the South Downs National Park, the area offers watersports off the beach and walking at Seaford Head, along the Seven Sisters sea cliffs and on the South Downs Way. The town sits east of Brighton and west of Eastbourne, both offering extensive amenities.

Transportation links are excellent: buses connect the town to Eastbourne and Brighton,

Seaford station (0.8 mile) offers regular services to Brighton via Lewes and onward connections to London, and the A26 and A27 link to the motorway network.



Distances

- Seaford town centre 0.7 miles
- Eastbourne 10 miles
- Lewes 10.1 miles
- Brighton 12.5 miles

Nearby Stations

- Seaford
- Newhaven
- Southease
- Lewes

Key Locations

- Firle Beacon
- South Downs National Park
- Severn Sisters
- Lewes Castle
- Michelham Priory
- Drusillas Park
- Newhaven Fort

- Glyndebourne
- Observatory Science Centre
- Herstmonceux Castle
- Brighton Pier and Royal Pavillion
- Brighton Marina

Nearby Schools

- Seaford Head School
- High Cliff Academy
- Northease Manor
- Eastbourne College
- St. Andrew's Prep
- Lewes Old Grammar
- Roedean
- Bede's
- Brighton College





Floorplans

Main House internal area 2,634 sq ft (245 sq m)

Garage & Garden Room internal area 289 sq ft (27 sq m)

Sheds internal area 83 sq ft (8 sq m)

Total internal area 3,006 sq ft (279 sq m)

For identification purposes only.

Directions

BN25 2PY

what3words: /// producers.widgets.storybook - brings you to the driveway

Planning

Prospective purchasers are advised that they should make their own enquiries of the local planning authority

General

Local Authority: Lewes District Council

Services: All Mains Services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

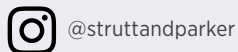
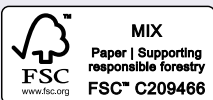
Lewes

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