

10 BEACON ROAD, SEAFORD, BN25 2NB

£730,000

An Underdown style detached five bedroom property, boasting attractive character elevations with tile hung, brick and stone detailing, original fireplaces, combining period charm with practical family living.

The location is convenient to Seaford town centre with its range of cafés, bars, restaurants and shopping facilities, as well as Seaford Beach and the scenic coastline. Seaford railway station is also nearby, offering regular services to Brighton and London Victoria, ideal for commuters. The property is also situated close to the A259, with bus services to both Brighton and Eastbourne.

Internally, the house offers spacious and well balanced accommodation including a fitted kitchen with appliances. Large lounge and dining room ideal for family life, complemented by charming features and a natural flow between the principal living spaces and the outdoor areas.

Externally, the property is approached via a generous size gravel driveway providing ample off-road parking for several vehicles and access to a pitched-roof garage, while to the rear lies a particularly impressive and mature garden, established planting and a choice of seating areas, creating a private and peaceful setting for entertaining. The contemporary garden room would make an ideal home office, enjoying lovely views over the garden.

Other benefits include family bathroom and a separate shower room, ground floor cloakroom, majority uPVC double glazed and gas fired central heating. All the bedrooms are of a good size and offer good variation of wardrobe space.

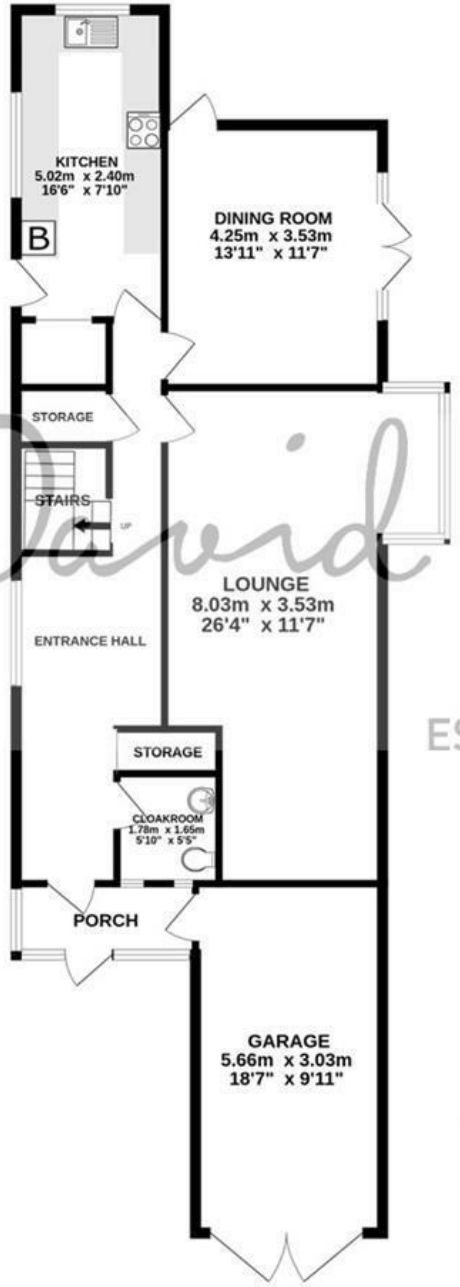
Internal inspection advised.

- FIVE BEDROOMS
- DETACHED HOUSE
- KITCHEN, LOUNGE AND SEPARATE DINING ROOM
- GROUND FLOOR CLOAKROOM
- FAMILY BATHROOM AND SHOWER ROOM
- MANY ORIGINAL FEATURES
- AMPLE PARKING WITH PITCHED ROOF GARAGE
- GAS CENTRAL HEATING
- LARGE MATURE GARDEN WITH GARDEN ROOM
- LOCATED CONVENIENT TO THE TOWN CENTRE, BEACH AND BUS SERVICES.

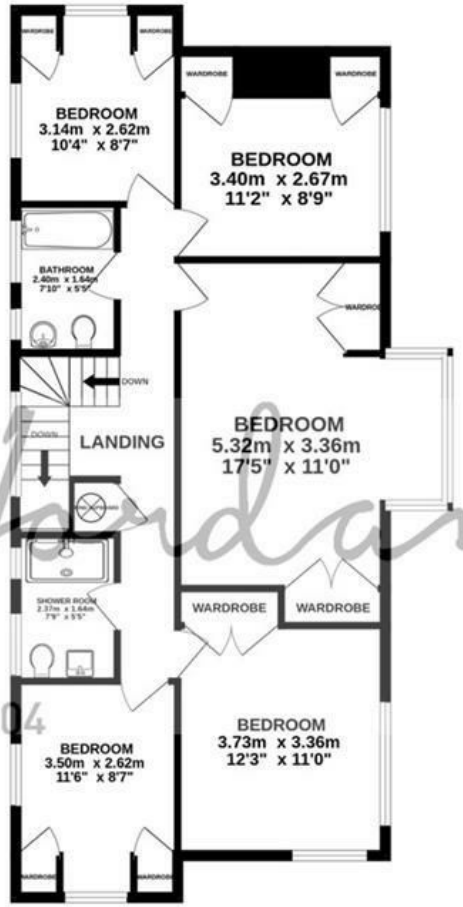




GROUND FLOOR
100.2 sq.m. (1078 sq.ft.) approx.



1ST FLOOR
82.9 sq.m. (893 sq.ft.) approx.



David Jordan
EST. 2004

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TOTAL FLOOR AREA : 183.1 sq.m. (1971 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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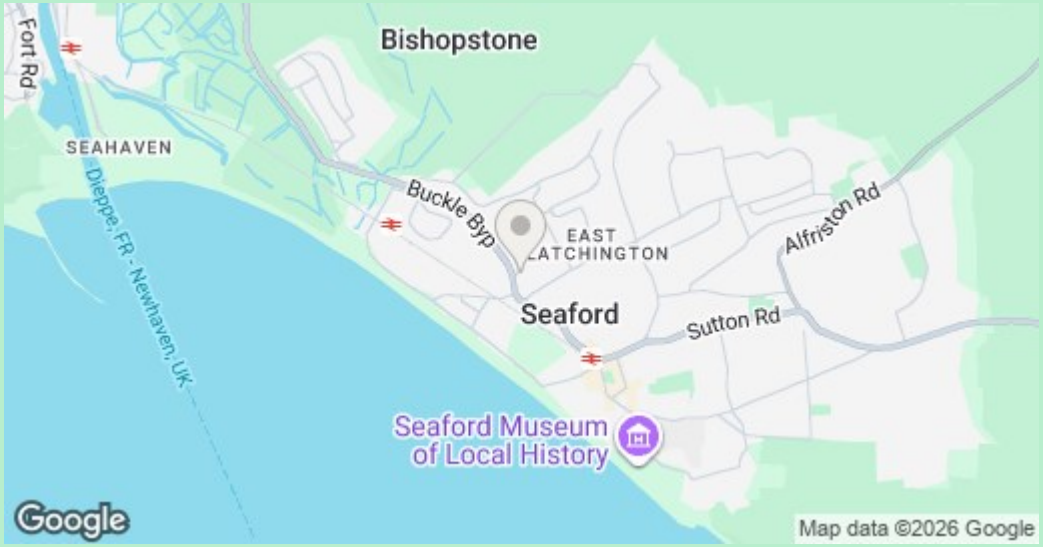
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

01323 898414
sales@davidjordan.co.uk
davidjordan.co.uk

David Jordan
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