

FIELDINGS, 18 FIRLE ROAD, SEAFORD, EAST SUSSEX, BN25 2HJ

£995,000

An imposing and individually designed detached residence set in the heart of East Blatchington, approximately one mile from Seaford town centre and railway station. The house is set back from the road behind an attractive Sussex style knapped flint wall with brick detailing. The property is approached via a permeable block paved driveway providing extensive off road parking for numerous vehicles, together with access to a detached garage.

The house enjoys considerable kerb appeal, featuring a blend of traditional brickwork and tile-hung elevations. A raised front terrace, enclosed by timber post and rail fencing and complemented by mature planting, provides an attractive seating area overlooking the frontage. The generous plot is surrounded by established trees and well maintained boundaries, offering a prestigious setting.

Accommodation is arranged over three floors. The ground floor offers the ideal arrangement for modern day family living with an excellent open plan kitchen/breakfast room incorporating a dining space which opens nicely onto the rear garden. There is also a good size triple aspect living room and a ground floor cloakroom.

The first floor boast three double bedrooms with a generous amount of bespoke bedroom furniture. There is also a en-suite facility and a family bathroom.

The second floor conversion consists of a large main bedroom again with plenty of bespoke bedroom furniture and shower room.

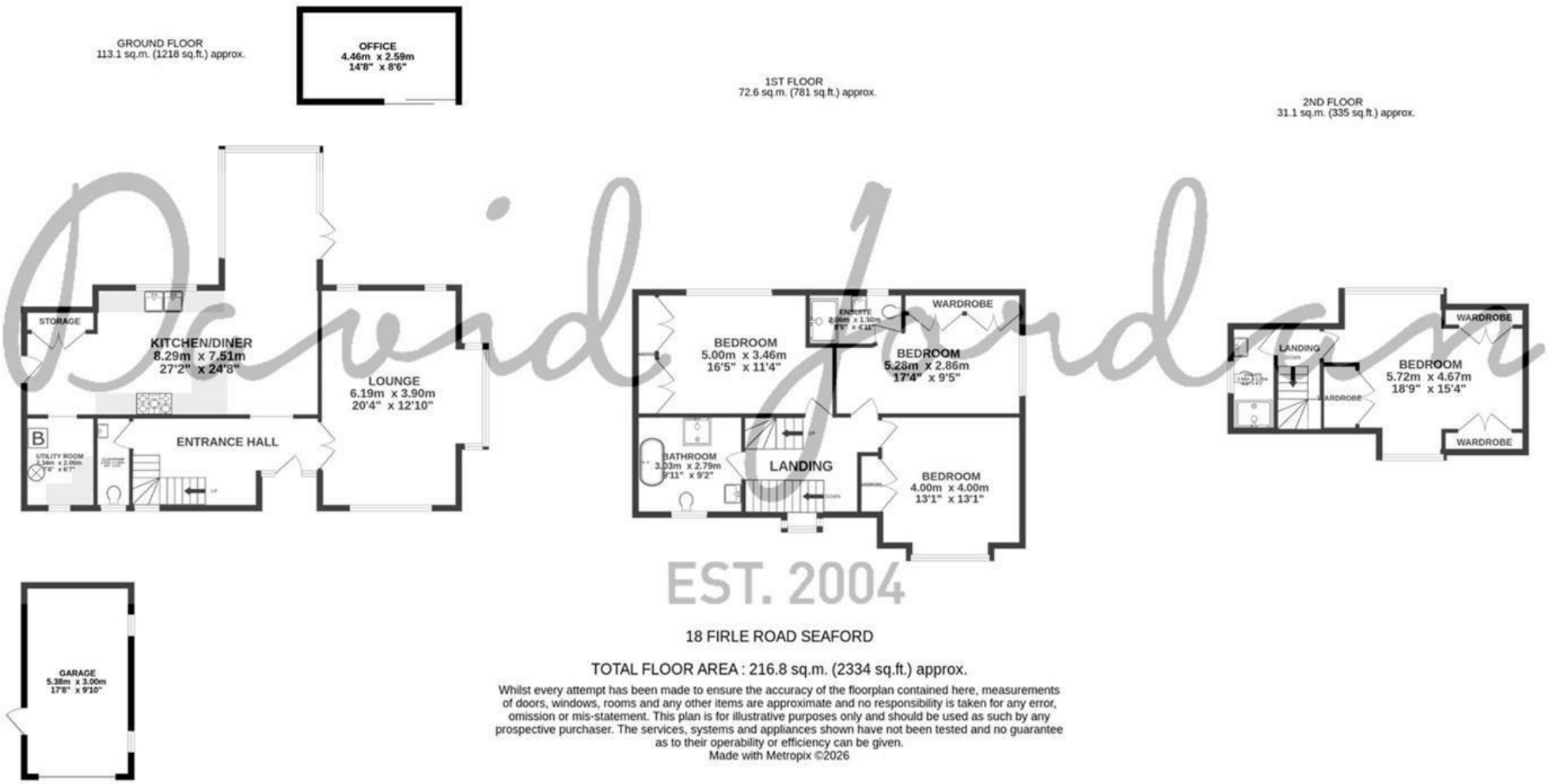
The rear garden has a level lawn ideal for family living, with paved patios ideal for out door dining. There is out door insulated cedar wood office well equipped for working from home.

The front garden is vastly made up with ample parking with permeable cobble block paving leading to the house NB. shared access for the bungalow 18a, situated behind No 18. The remainder of the front has been thoughtfully landscaped with decorative shingle beds, reclaimed timber pergola and handsome flint wall and arched timber doorway

- FOUR DOUBLE BEDROOMS
- OPEN PLAN BESPOKE FITTED KITCHEN/BREAKFAST ROOM AND DINING SPACE
- TRIPLE ASPECT LIVING ROOM
- TWO EN-SUITE SHOWER ROOMS AND A FAMILY BATHROOM
- EXTERIOR CEDAR OFFICE/CABIN
- UTILITY ROOM AND GROUND FLOOR CLOAKROOM
- LEVEL REAR LAWN GARDEN
- AMPLE PARKING AND GARAGE
- UNVENTED GAS FIRED CENTRAL HEATING SYSTEM
- GARAGE







David Jordan
EST. 2004

18 FIRLE ROAD SEAFORD

TOTAL FLOOR AREA : 216.8 sq.m. (2334 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: G

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



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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.

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