



Norlington House, 15 Avondale Road
Seaford, East Sussex

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Norlington House, 15 Avondale Road, Seaford East Sussex BN25 1UD

A fine detached period house with handsome elevations and beautifully appointed accommodation, in a favoured Seaford setting with driveway and double garage

Seaford town centre 0.2 miles, Eastbourne 8.5 miles, Lewes 10.5 miles, Lewes mainline station 10.7 miles (1 hour 10 minutes to London Bridge/ London Victoria), M23 (Jct 11) 34 miles, Gatwick Airport 41 miles

Drawing room | Reception hall | Conservatory
Family room | Dining area | Kitchen | Cloakroom
Principal bedroom with en suite shower room
3 Further bedrooms | Family bathroom | Double
Garage | Garden room | Garden | EPC rating D

The property

Norlington House is a handsome property offering splendid flint elevations and leaded windows, while inside there are four bedrooms and three comfortable reception rooms with elegant décor, high-quality fittings and various character features.

The welcoming reception hall has rich panelled walls and leads to the spacious drawing room with its ornate open fireplace. Double doors lead to the sunny conservatory, with its tiled flooring, panoramic windows and glass roof. Also on the ground floor there is an open-plan kitchen, dining area and family room with a seating area featuring a fireplace and a dining area with space for a family dining table. The kitchen itself has shaker-style units, a central island and integrated appliances.

Upstairs there are four well-presented bedrooms, including the principal bedroom with its en suite shower room. The first floor also has a family bathroom with a contemporary freestanding bath.

Outside

The property is set in a convenient yet private position, surrounded by mature trees to create a secluded, tucked-away feeling. At the front, the driveway provides parking space and access to the detached double garage for further parking or workshop and storage space. There is also a gated pedestrian entrance with a pathway leading to the front door. The wrap-around garden features paved terracing for al fresco dining and steps leading to areas of lawn, with a gravel seating area providing further space for al fresco dining. There are also various border shrubs and hedgerows, as well as beds filled with colourful flowering perennials.

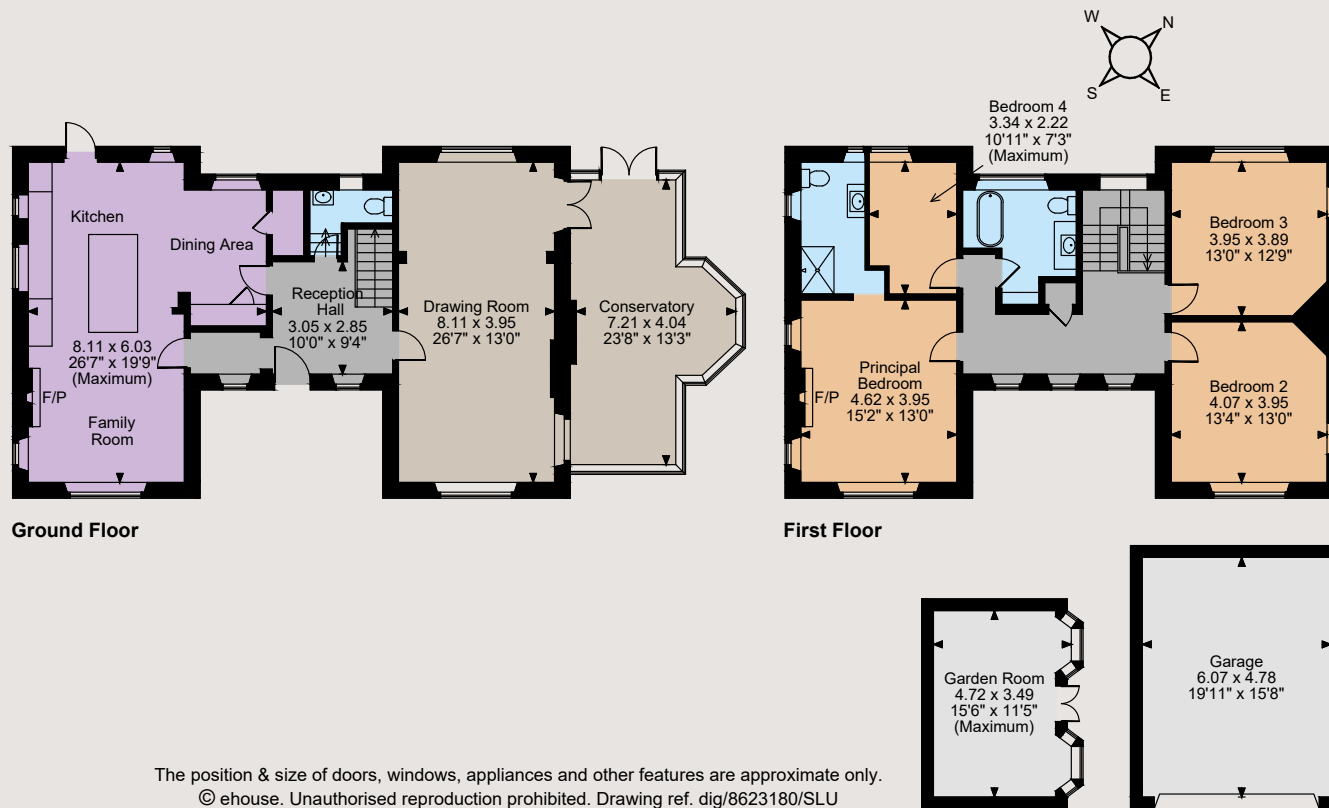
Location

The East Sussex seaside town of Seaford is a popular destination, with its expansive beach and miles of beautiful surrounding countryside. The town has a variety of amenities and facilities, including high street shops, an excellent selection of pubs, restaurants and cafés and several supermarkets. The town has several primary schools as well as the outstanding-rated secondary Seaford Head School. Leisure facilities include golf at the Seaford Head Golf Course, watersports and sailing at nearby Newhaven and miles of stunning walking, riding and cycling routes along the coast, taking in the magnificent Seven Sisters cliffs and the beautiful beaches at Cuckmere Haven and Birling Gap. For connections to larger towns in the area, the A27 is easily accessible, providing routes to Brighton and Eastbourne, as well as to the historic town of Lewes.





Floorplans
 House internal area 2,188 sq ft (203 sq m)
 Garage internal area 312 sq ft (29 sq m)
 Garden room internal area 167 sq ft (15 sq m)
 Total internal area 2,667 sq ft (248 sq m)
 For identification purposes only.



Directions

what3words: ///entrusted.older.baker

General

Local Authority: Lewes Distict Council
Services: All mains services. Gas-fired central heating.
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,100,000

Lewes

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