



156 Princess Drive, Seaford, BN25 2TS

156 Princess Drive Seaford BN25 2TS

£635,000

A spacious four bedroom three reception detached house further offering a south facing rear garden, garage and impressive studio. No Ongoing chain.

Built in 1998, being set back and secluded from Princess Drive this detached house offers well thought out internal accommodation comprising; entrance hall, study and dining room to the front aspect, cloakroom/wc. The living room over looks the rear and has patio doors which lead onto the patio. The kitchen breakfast room has matching wall and base cupboards, space and plumbing for appliances, integrated oven with gas hob. Window to the side aspect and further French doors which lead onto the rear. To the first floor there are four bedrooms and a family bathroom. The master suite has an ensuite shower room.

To the front there is off road parking leading the garage, remainder lawn and path to the front door. The secluded and southerly aspect rear garden is tiered with various seating areas, access to the impressive studio room which offers a variety of uses. The top two tiers are predominantly used as lawn areas and a vegetable garden.

Delightful walks can be enjoyed over the nearby farmlands, with a private golf course nearby and approximately half a mile from Seaford town centre. Seaford is surrounded by the South Downs National Park and enjoys over two miles of un-commercialised promenade and beach. The town has a wide range of shopping facilities, schools for all ages, choice of restaurants, cafes and bars. There are two golf courses, a leisure centre, tennis, bowls, rugby, cricket and sailing clubs, plus fishing, cycling and many other recreational facilities. The railway station offers a service to London (Victoria 90 minutes). Regular bus services are available to Eastbourne, Brighton and outlying villages.

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 cross channel port of Newhaven has daily services to Dieppe, busy yacht marina and fishing fleet. The larger coastal resorts of Eastbourne and Brighton are approximately 10 and 13 miles respectively and Gatwick airport 42 miles.



- Four Bedrooms
- Three Reception Rooms
- Garden Studio
- Close to Shops
- Spacious House
- Detached House
- Kitchen Breakfast Room
- Garage
- Close to Walks
- No Ongoing Chain



Entrance Hall

Living Room 4.24m x 4.01m (13'11" x 13'2")

Dining Room 3.63m x 2.64m (11'11" x 8'8")

Office 2.44m x 2.06m (8" x 6'9")

Kitchen Breakfast room 5.41m x 2.41m (17'9" x 7'11")

Cloakroom

First Floor Landing

Bedroom One 3.76m x 3.23m (12'4" x 10'7")

Ensuite

Bedroom Two 2.57m x 3.66m (8'5" x 12")

Bedroom Three 3.38m x 3.20m (11'1" x 10'6")

Bedroom Four 2.64m x 3.07m (8'8" x 10'1")

Bathroom

Front Garden

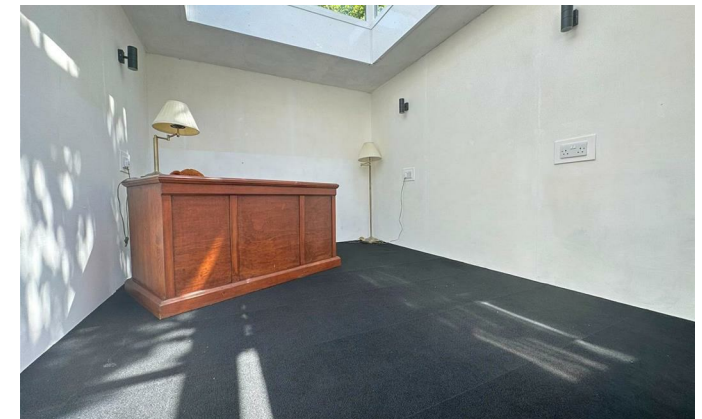
Garage 4.95m x 2.57m (16'3" x 8'5")

Rear Garden

Studio 4.09m x 2.72m (13'5" x 8'11")

Council Tax: E

EPC: D





Total area: approx. 138.6 sq. metres (1492.3 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

seaford@rowlandgorrington.co.uk

www.rowlandgorrington.co.uk



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.

