



3 Richmond Road, Seaford, BN25 1DB

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Offers In Excess Of £425,000

A deceptively spacious and renovated three bedroom town house with parking located within the town centre.

This light and bright house has been recently remodelled and renovated by the current owners to a high standard, with versatile accommodation set over three floors comprising; entrance hall, modern kitchen breakfast room, with matching wall and base cupboards, integrated appliances and window to front aspect. Modern shower room with low level wc, shower and wash hand basin, dining room to the rear with patio doors which lead onto the garden. To the first floor there is a spacious living room with over size picture window and feature fire place. Bedroom three and the delux bathroom can also be found from the 1st floor landing, To the top floor there are two further bedrooms.

Outside to the front there is off road parking for 2 cars whilst the rear garden is low maintenance having a sunny aspect with gate to the rear.

Superbly situated for the town centre amenities, the beach and the Salts recreation ground. The town centre offers a wide range of facilities to include a wide range of shops, supermarkets, restaurants, cafes and public houses, railway station with access to London Victoria and bus services to Eastbourne, Brighton and outlying villages. Enclosed by the South Down National Park, Seaford has two golf courses and an uncommercialised seafront.



- Beautifully Presented
- Off Road Parking
- Refurbished
- Modern Kitchen
- 3 Bedrooms
- Town Centre Location
- Three Storey Townhouse
- Remodelled & Redesigned
- Versatile Accommodation
- Freehold



Entrance Hall

Kitchen/Breakfast Room 4.98m x 2.34m (16'4" x 7'8")

Dining Room 4.14m x 2.64m (13'7" x 8'8")

Cloakroom

First Floor Landing

Living Room 4.14m x 3.78m (13'7" x 12'5")

Bedroom Three 2.49m x 2.34m (8'2" x 7'8")

Bathroom

Second Floor Landing

Bedroom One 4.14m x 3.78m (13'7" x 12'5")

Bedroom Two 3.78m x 2.49m (12'5" x 8'2")

Rear Garden

EPC - C

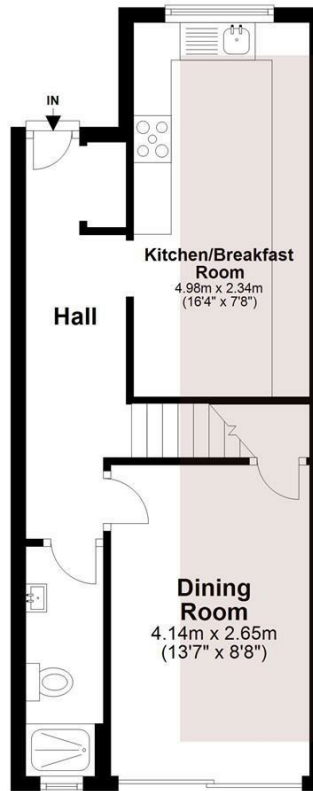
Council Tax Band - C





Ground Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



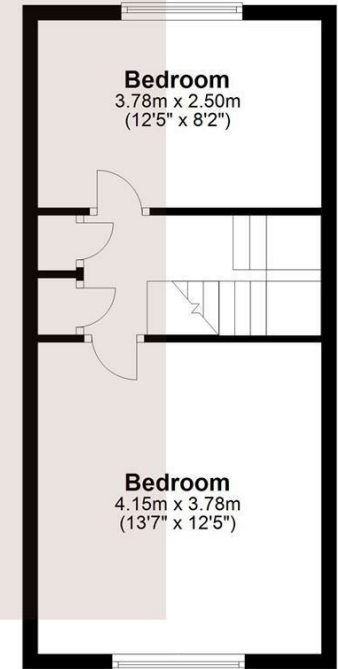
First Floor

Approx. 31.9 sq. metres (343.0 sq. feet)



Second Floor

Approx. 31.9 sq. metres (343.0 sq. feet)



Total area: approx. 99.3 sq. metres (1069.2 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.

Rowland Gorrington Estate Agents

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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.

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