



ROWLAND
GORRINGE
FOR SALE
01323 490680
rowlandgorringe.co.uk

55 Hartfield Road, Seaford, BN25 4PP

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55 Hartfield Road
Seaford
BN25 4PP

£429,950

A well presented three bedroom, two reception room, semi detached house with beautiful Seaford Head views.

Friday Cottage is a charming semi detached house being offered for sale in good decorative order throughout, The ground floor accommodation comprises of welcoming entrance hall, living room with double internal doors leading to the dining room with door leading to the conservatory. The kitchen has matching wall and base cupboards, window over looking the rear garden and door leading to the garden. The ground floor bathroom and integral garage complete the downstairs accommodation. To the first floor there are three bedrooms and shower room/WC. Outside there is off road parking leading to the integral garage, whilst to the rear the garden is secluded being mainly laid to lawn with further patio seating area. Further benefits include Seaford Head views.

Hartfield Road is situated within the sought after South East quarter of Seaford, close to Seaford Head golf course, yet within easy reach of schools, leisure centre and recreation grounds, local shops and bus services. Seaford town centre with all its amenities, railway station, delightful downland walks, seafront promenade and beach are all within approximately one mile.

Seaford is a fantastic town for families, there are four primary schools, a large number of pre-school nurseries and Seaford Head secondary school which has an 'outstanding' Ofsted rating. The renowned Bedes private school can be found in nearby Eastbourne.

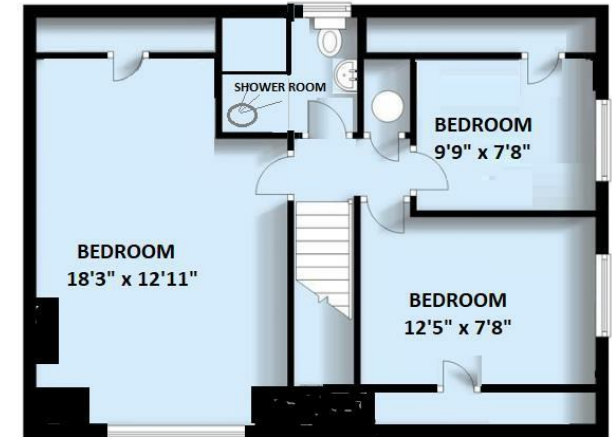
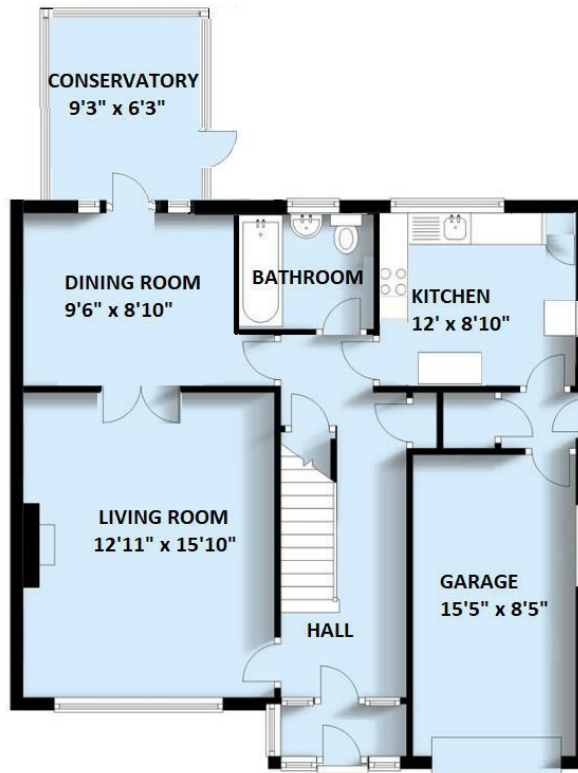


- Charming Semi Detached House
- Sought After Location
- Three Reception Rooms
- First Floor Shower Room
- Integral Garage
- Three Bedrooms
- Close to Bus Stops
- Ground Floor Bathroom
- Seaford Head Views
- No Onward Chain



Entrance Porch	
Entrance Hall	
Kitchen	3.67 x 2.71 (12'0" x 8'10")
Dining Room	2.91 x 2.71 (9'6" x 8'10")
Living Room	3.94 x 4.83 (12'11" x 15'10")
Bathroom	
Conservatory	2.84 x 1.92 (9'3" x 6'3")
Landing	
Bedroom One	5.58 x 3.95 (18'3" x 12'11")
Bedroom Two	3.81 x 2.35 (12'5" x 7'8")
Bedroom Three	2.98 x 2.36 (9'9" x 7'8")
Shower Room	
Rear Garden	
Garage	4.72 x 2.59 (15'5" x 8'5")
EPC - E	
Council Tax Band - D	





Rowland Gorringe 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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