



34 Bodiam Close, Seaford, BN25 3TT

ROWLAND
GORRINGE

34 Bodiam Close

Seaford

BN25 3TT

£375,000

A refurbished semi-detached house with 3 bedrooms, a southerly rear garden and located within a popular residential close.

Refurbished and modernised through 2022 by the current owner, the property now boasts a modernised triple aspect kitchen/breakfast, having a central island, with views over the attractive rear garden. The through aspect living/dining room now has brick fireplace and patio door leading to the garden. Upstairs you have the 3 bedrooms and the once separate wc with small bathroom has been knocked into one, now giving a good sized shower/wc with walk in double shower.

Outside: the south facing rear garden has 2 lawn areas, a greenhouse, shed, patio area, shrub/flower borders, various fruit trees, shingle area and secure side access. Whilst to the front is an established hedgerow border and path leading to the property – there is scope to have off-road parking for several vehicles (subject to relevant planning).

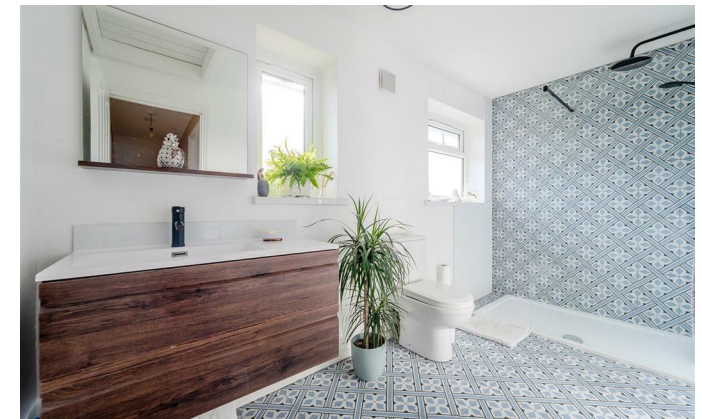
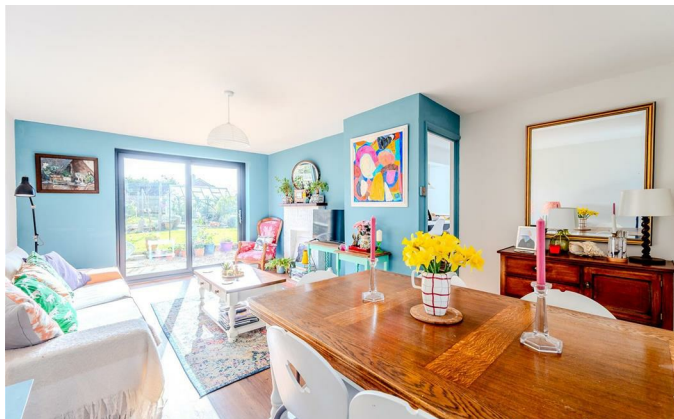
Bodiam Close is ideally located for local shops, a park with playground and bus stops, with services to Brighton or Eastbourne. The sought after Chyngton primary school and Seaford Head Secondary school are both within walking distance. The coastal town of Seaford itself is surrounded by the South Downs National Park and is the largest town within the Lewes district. There are various shops, cafes, public houses, two medical surgeries and leisure activities varying from two golf courses, a sailing club, mountain biking, hiking, football, rugby and numerous others. Transport links with bus services to Eastbourne and Brighton, a railway station with services to London/Victoria and the nearby town channel port of Newhaven has daily services to Dieppe, a busy yacht marina and fishing fleet.



- Semi-Detached House
- Through aspect Kitchen/Breakfast Room
- Refurbished in 2022
- Shower Room/WC
- Deceptively Spacious
- 3 Bedrooms
- 17' Through aspect Living/Dining Room
- South Facing Garden
- Light & Bright
- Cul De Sac Location



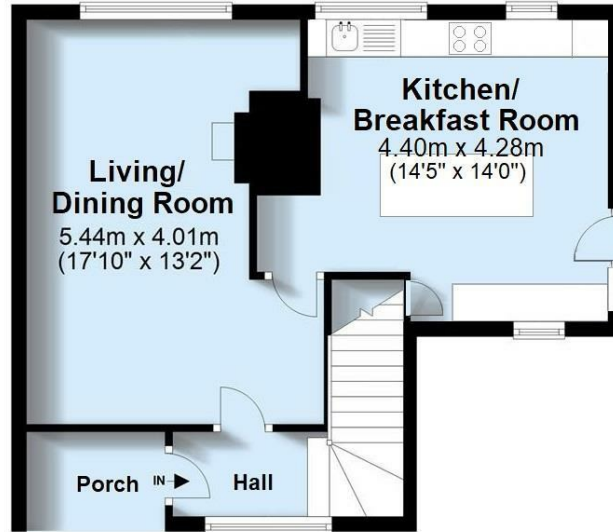
Porch	
Hall	
Living/Dining Room	5.44m x 4.01m (17'10" x 13'1")
Kitchen/Breakfast Room	4.40m x 4.28m (14'5" x 14'0")
Bedroom	3.95m x 3.21m (12'11" x 10'6")
Bedroom	3.95m x 2.56m (12'11" x 8'4")
Bedroom	2.67m x 2.50m (8'9" x 8'2")
Shower/WC	3.48m x 1.68m (11'5" x 5'6")
Front Garden	
Rear Garden	
Council Tax Band: C	
EPC: D	





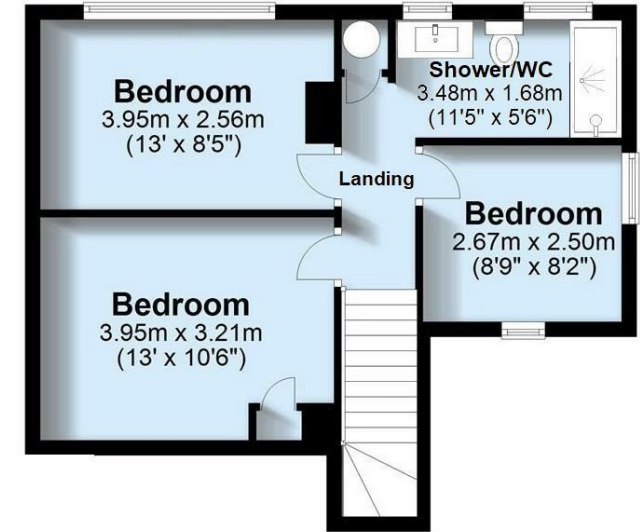
Ground Floor

Approx. 45.0 sq. metres (483.9 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



Total area: approx. 86.1 sq. metres (926.7 sq. feet)

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

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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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