



1 Audrey Close, Seaford, East Sussex, BN25 2QU

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Seaford
East Sussex BN25 2QU
Guide Price -
£525,000-£550,000

A detached 4 bedroom house with views towards the sea.

A well presented and light house with kitchen/dining room across the front and a dual aspect living room across the rear- which has French doors into the garden as well as double doors into the hall. Upstairs there are 3 double bedrooms and a single bedroom. Both bedrooms 3 and 4 enjoy distant sea views. With bedroom 1 having an ensuite shower/wc. Whilst a family bathroom completes the accommodation on the first floor.

Outside the rear private garden is predominately laid to lawn with bedded borders and patio adjoining the property. To the side is hard standing with shed, a converted garage - which has power, electric heating, water and is currently set as a hobbies/craft room. The front is predominately lawn with a drive/hardstanding leading to the garage and the property.

Audrey Close is a small close off Clementine Avenue within the valley development. A popular residential area, being close to the Southdowns National Park with its picturesque walks, ideal for dog walkers, ramblers and cyclists alike. A local Co-Op branch, local bus service and a park with a children's area can be found in nearby Princess Drive. Seaford town centre, beach and railway station, as well as Bishopstone railway station, are all within approximately 1 ½ miles. With a small population of only 23,000, the town boasts a long uncommercialised seafront promenade, beach, two golf courses, a wide range of shopping facilities, restaurants and bars.



- ** Guide Price - £525,000-£550,000 **
- Sea Views
- 19' Kitchen/Dining Room
- 19' Living Room
- Cul De Sac
- 4 Bedrooms
- Ensuite
- Private Garden
- Hobby Room (Garage)



Entrance Hall

Cloakroom

Kitchen 3.63m x 3.05m (11'11" x 10")

Dining Area 3.63m x 2.67m (11'11" x 8'9")

Living Room 5.79m x 3.96m (19" x 13")

Landing

Bedroom One 3.96m x 3.00m (13" x 9'10")

En-Suite

Bedroom Two 3.96m x 2.69m (13" x 8'10")

Bedroom Three 3.66m x 2.69m (12" x 8'10")

Bedroom Four 3.00m x 2.16m (9'10" x 7'1")

Bathroom

Hobby Room 5.23m x 2.39m (17'2" x 7'10")

Rear Garden

EPC - C

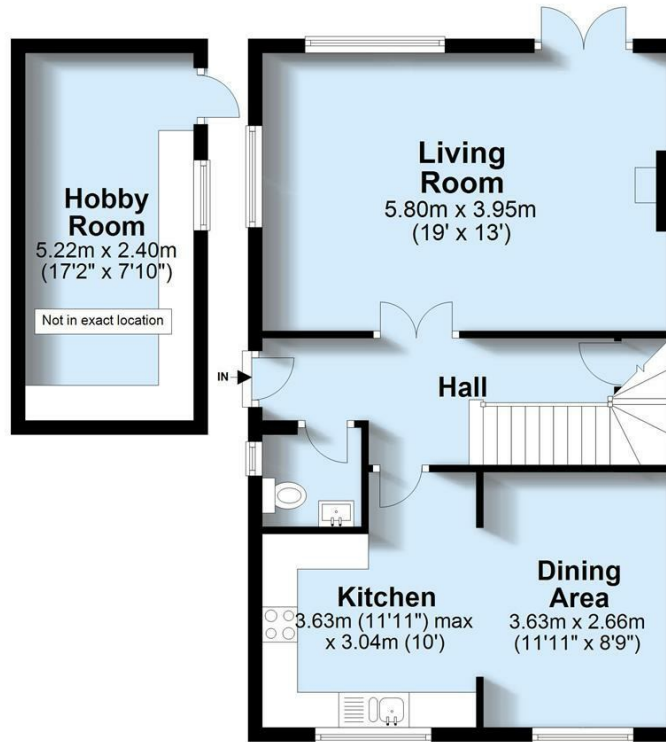
Council Tax Band - E





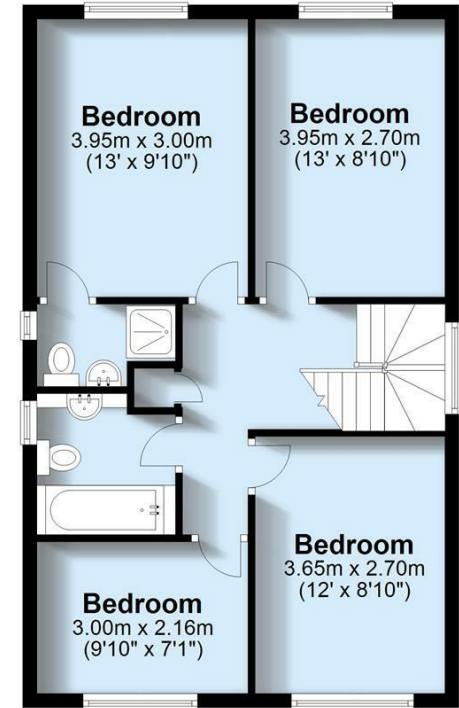
Ground Floor

Approx. 68.1 sq. metres (733.3 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.1 sq. feet)



Total area: approx. 123.7 sq. metres (1331.4 sq. feet)

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

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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