



22 Chichester Road, Seaford, BN25 2DL

# 22 Chichester Road Seaford BN25 2DL

## £375,000

A semi detached Victorian (1890's) house with 3 double bedrooms, town centre location and a south/easterly garden.

Extended into the loft, the property now boasts 3 double bedrooms on the first and second floors, with a sizeable family bathroom to the first floor. On the ground floor the living room sits to the front with stripped wood floors and a bay window. Whilst the separate dining room looks onto the rear and has access into the modern kitchen (fitted in 2020). A utility room with shower/wc sits behind the kitchen.

The rear garden is south easterly facing, laid to patio (low maintenance) with shed/store and has secure side access.

Located in Chichester Road, the property is ideally situated for access to Seaford town centre, railway station (with direct routes to London, Brighton and Lewes), the seafront and the coastal A259 road, which all lie within a quarter of a mile of the property. The town centre offers a wide range of shopping facilities, coffee shops, cafes, restaurants, pubs, doctors' surgeries and a library. Seaford is surrounded by the South Downs National Park and English Channel and therefore offers many leisure activities, with an uncommercialised seafront and promenade.



- Extended Semi-Detached House
- Loft conversion (2018)
- New Wiring & Plumbing
- 2 Bathrooms
- 2 Reception Rooms
- Refitted Kitchen & New Gas Boiler (2020)
- New Double Glazing (2021)
- 3 Double Bedrooms
- Utility Room
- Town Centre Location



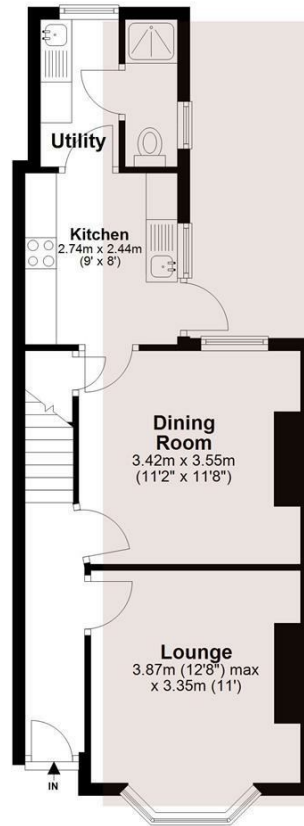
Hall	
Living Room	3.87m x 3.35m (12'8" x 10'11")
Dining Room	3.55m x 3.42m (11'7" x 11'2")
Kitchen	2.74m x 2.44m (8'11" x 8'0" )
Utility Room	
Shower/WC	
First Floor Landing	
Bedroom	4.41m x 3.40m (14'5" x 11'1")
Bedroom	3.42m x 2.60m (11'2" x 8'6")
Bathroom	2.74m x 2.44m (8'11" x 8'0")
Second Floor	
Bedroom	4.33m x 3.95m (14'2" x 12'11")
Rear Garden	
Council Tax Band: C	
EPC: C	





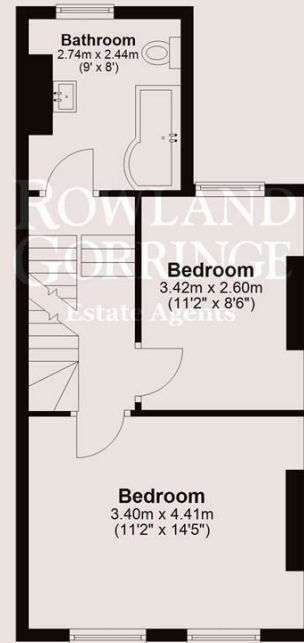
### Ground Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



### First Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



### Second Floor

Approx. 17.1 sq. metres (184.1 sq. feet)



Total area: approx. 97.0 sq. metres (1044.4 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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