



51 Stafford Road, Seaford, East Sussex, BN25 1UB

51 Stafford Road  
Seaford  
East Sussex  
BN25 1UB  
£395,000

An extended semi-detached house with 4 double bedrooms and close to the town centre.

A deceptively spacious house arranged over 2 floors with the ground floor having a 24' through living/dining room with open working fireplace, a dual kitchen/breakfast room and the bathroom. Whilst downstairs you all 4 double bedrooms and access to the garden from the hallway. There is also a cellar with access from the side passage. The property retains much of its character with original panel doors and quarry tiled sills.

Outside: the rear is over 70' long with central path through a lawn and various vegetable beds to a rear patio area with summerhouse/shed (with power). A secure side passage leads to the front whilst also giving access to the cellar area. To the front is a low maintenance garden with established hedge.

The property is conveniently situated within a 1/4 mile of the town centre, with its wide range of shopping facilities, choice of restaurants, cafes and bars. The railway station offers a service to London (Victoria 90 minutes). On the nearby a259 coastal road you find regular bus services to Eastbourne, Brighton and outlying villages. Seaford is enviably surrounded by the picturesque South Downs National Park.



- Semi-Detached House
- 4 Double Bedrooms
- 24' Through Living/Dining Room
- Solar Panels
- Cellar
- Extended
- Kitchen/Breakfast Room
- Close to Town Centre
- Off-Road Parking



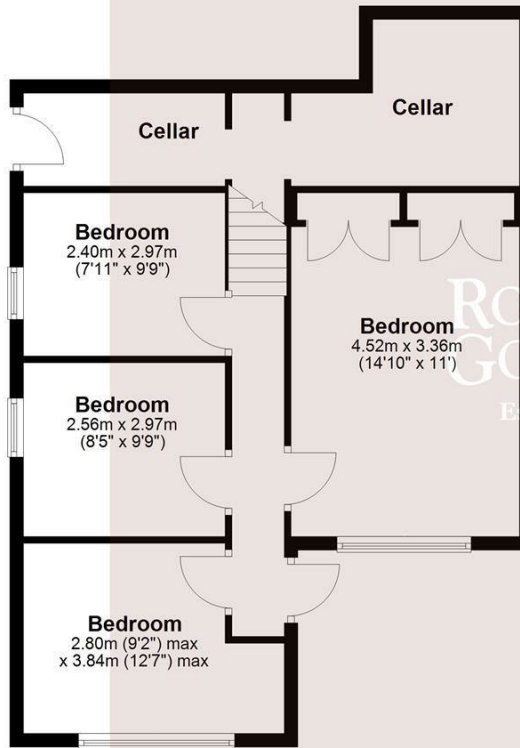
Entrance Hall	
Lounge/ Dining Room	7.52m x 3.05m (24'8" x 10')
Kitchen Breakfast Room	4.34m x 3.89m (14'3" x 12'9")
Bathroom	2.29m x 1.96m (7'6" x 6'5")
Bedroom One	4.52m x 3.35m (14'10" x 11')
Bedroom Two	3.84m x 2.79m (12'7" x 9'2")
Bedroom Three	2.97m x 2.57m (9'9" x 8'5")
Bedroom Four	2.74m x 2.41m (9'02 x 7'11")
Cellar	
Rear Garden	
EPC: C	
Council Tax: C	





### Lower Ground Floor

Main area: approx. 47.6 sq. metres (511.9 sq. feet)  
Plus cellar, approx. 12.8 sq. metres (137.2 sq. feet)



### Ground Floor

Approx. 48.8 sq. metres (524.9 sq. feet)



Main area: Approx. 96.3 sq. metres (1036.9 sq. feet)

Plus cellar, approx. 12.8 sq. metres (137.2 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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