



5 Viking Close, Seaford, East Sussex, BN25 2SR

ROWLAND
GORRINGE

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£475,000

A deceptively spacious and well presented four bedroom house with stunning sea and harbour views. Further benefits include off road parking, garage and a attractive southerly aspect rear garden.

An internal inspection comes highly recommended to truly appreciate the most magnificent sea and harbour views that this property offers.

Internally the accommodation comprises entrance all, spacious through living diner over looking and leading onto the rear garden. The kitchen has matching wall and base cupboards, work surfaces and integrated appliances, door to the rear and further window with views of the garden. Bedroom four and the bathroom/wc complete the ground floor accommodation whilst to the first floor there are three bedrooms and a bathroom. The sea and harbour views are enjoyed from all the south facing rooms.

To the front there is off road parking leading to the garage, whilst the rear is mainly laid to lawn with mature shrub and flower planting. Paved patio with restricted views over

neighbouring properties to the sea. Covered side store. Timber shed and greenhouse.

Situated in the sought after Bishopstone area, Viking Close lies within two miles of Seaford Town Centre and half a mile from Bishopstone railway station and the beach. A local bus route gives ease of access to the town centre.

Surrounded by the South Downs National Park, with over two miles of un-commercialised promenade and beach, Seaford offers a wide range of shopping facilities and a choice of restaurants, cafés and bars. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. Seaford railway station offers a service to London (Victoria 90 minutes). The adjoining cross channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment









Entrance Hall

Kitchen

13'8" x 7'5" (4.17m x 2.26m)

Lounge/Diner

25'1" x 10'10" (7.65m x 3.30m)

Bedroom One

13'8" x 10'10" (4.17m x 3.30m)

Bathroom

Landing

Bedroom Two

14'2" x 9'10" (4.32m x 3.00m)

Bedroom Three

10'6" x 9'10" (3.20m x 3.00m)

Bedroom Four

8'7" x 7'11" (2.62m x 2.41m)

Bathroom

Rear Garden

Garage

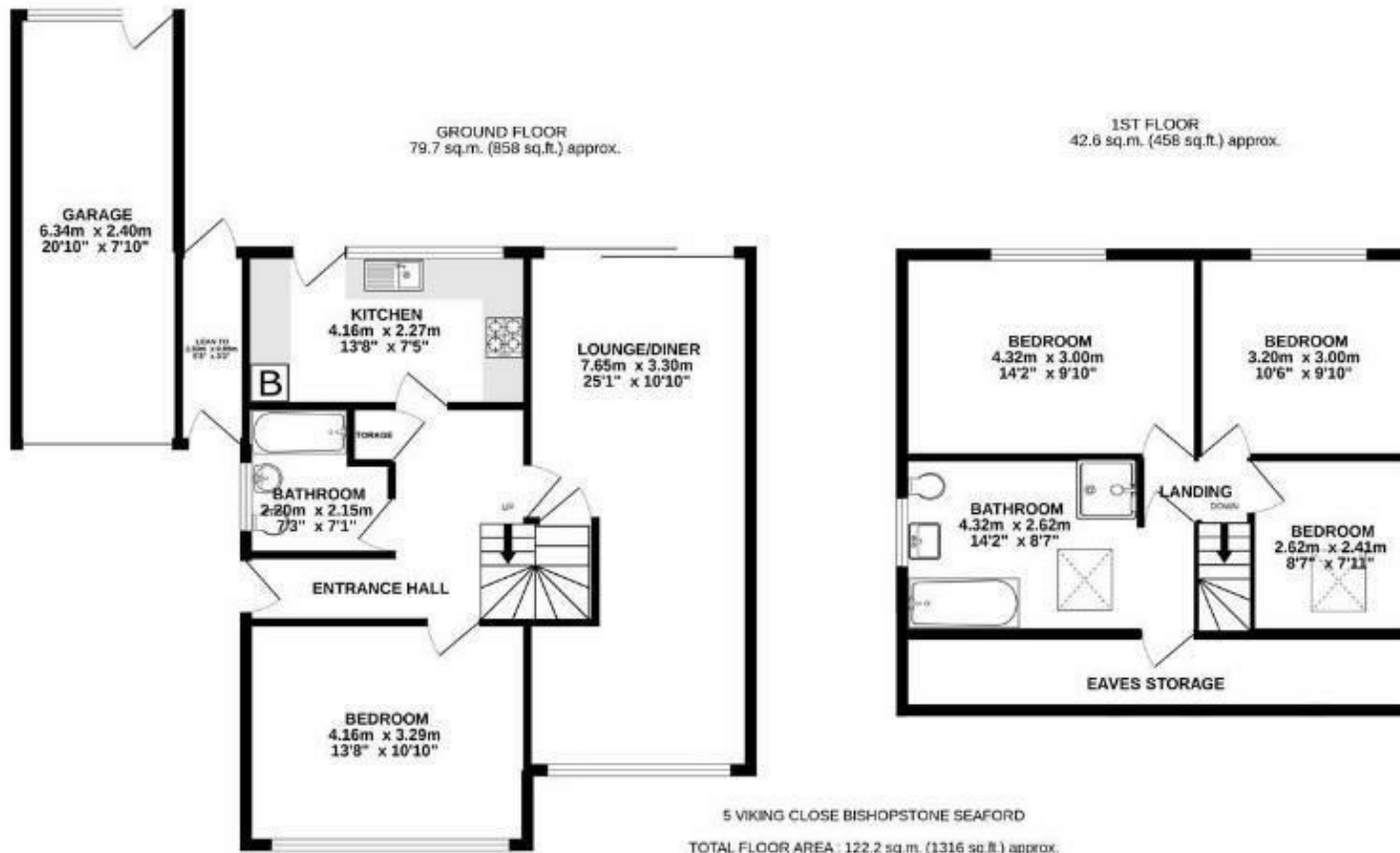
20'10" x 7'10" (6.35m x 2.39m)

EPC: C

Council Tax Band: C







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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