



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

£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.

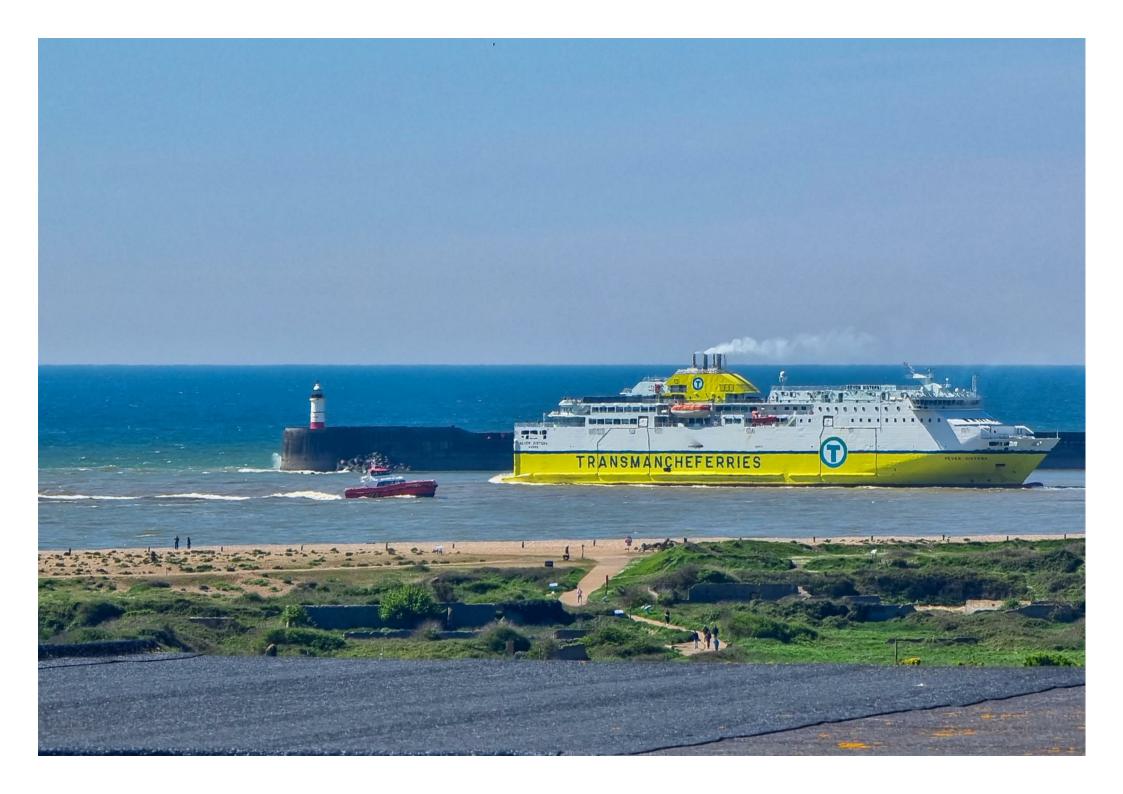
Situated in the sought after Bishopstone area, Viking Close lies within two miles of Seaford Town Centre and half a mile from Bishopstone railway station and the beach. A local bus route gives ease of access to the town centre.

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 iudament











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





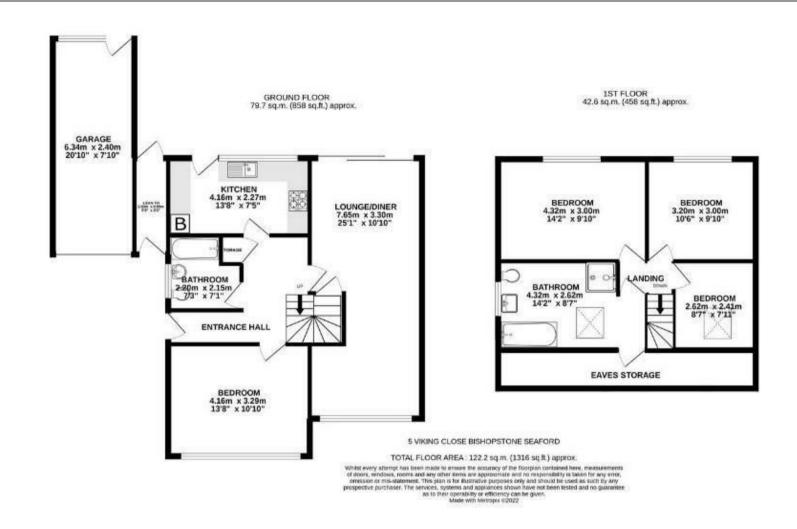












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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given 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.

