



13 Surrey Close, Seaford, BN25 2NL

ROWLAND
GORRINGE

13 Surrey Close Seaford BN25 2NL

£349,950

A well-presented end of terrace house with downstairs cloakroom and sea views from both double bedrooms. No onward chain.

A charming house with the kitchen overlooking the well-maintained central lawn and close to the front. A small extension to the side provides a downstairs cloakroom/wc. The living/dining room has a dual aspect, fireplace and French doors onto the attractive rear garden. Upstairs you have both double bedrooms, with views to the sea and access to separate eaves storage. Completing the first floor is the modern wet shower/wc room.

Outside: the charming rear garden is private, sunny, with established flower beds, has a patio adjoining the property and there is secure side gate leading to a tritten - with access to the garage (which is in a block) and to the front of the property/close.

Surrey Close is located off Surrey Road. Nearby Claremont Road, has a parade of shops whilst Seaford town centre is less than a mile level walk. The town itself, offers a variety of shops and cafes and Brighton and Eastbourne can be found 13 and 9 miles away respectively on the A259. Surrounded by the South Downs National Park, and the coast, the town benefits from many outdoor pursuits including a sailing club, two golf clubs and numerous walking and hiking clubs/trails. The neighbouring town of Newhaven has a cross Channel ferry link to Dieppe France.



- Private Cul De Sac
- 2 Double Bedrooms
- 17' Living/Dining Room
- Shower Wet Room/WC
- Private Garden
- End of Terrace House
- Sea Views
- Downstairs WC
- Garage
- No Onward Chain



Hallway

Kitchen 3.36m x 2.92m (11'0" x 9'6")

Living/Dining Room 5.26m x 5.00m (17'3" x 16'4")

Cloakroom/WC

Landing

Bedroom 1 5.00m x 3.35m (16'4" x 10'11")

Bedroom 2 3.27m x 2.96m (10'8" x 9'8")

Wet Shower Room/WC

Garage

Rear Garden

Council Tax Band: C

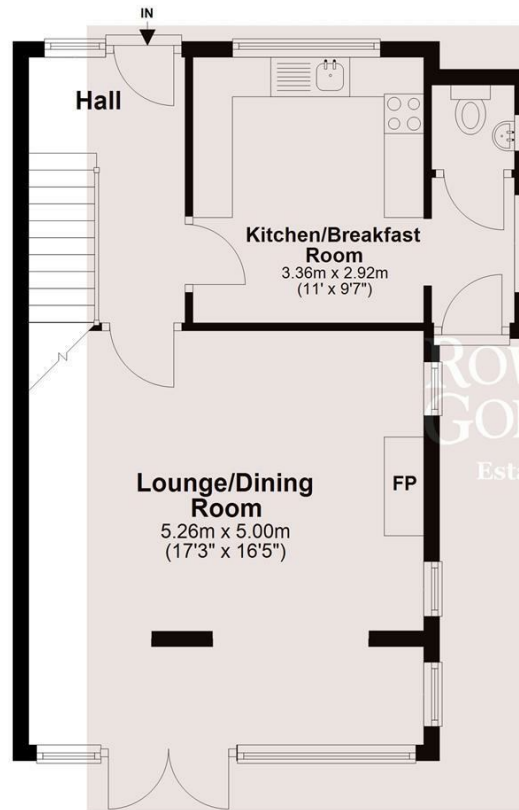
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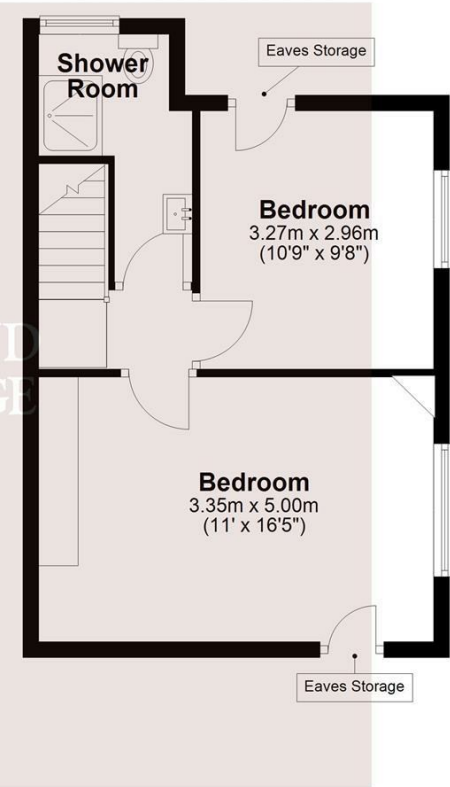
Ground Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



Total area: approx. 82.2 sq. metres (884.9 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.

