



12 Vicarage Close, Seaford, BN25 1SQ

ROWLAND
GORRINGE

12 Vicarage Close Seaford BN25 1SQ

£375,000

A highly sought after cottage style 2 bedroom mid terraced house, close to the town centre further benefitting from an attractive south facing rear garden.

Well presented throughout, this light and deceptively spacious property boasts a spacious conservatory and south facing rear garden. The kitchen/breakfast room to the front has a range of wall and base units as well as a utility area. A 17' living room stretches across the rear of the property with fire place and door leading into the conservatory, which further over looks and opens onto the rear garden. Upstairs are 2 good sized bedrooms and a modern shower room/wc.

Outside, the pretty and good sized south facing rear garden is predominately laid to lawn with central tree, borders, secure rear access and patio adjoining the conservatory.

Vicarage Close is located within a sought after close off Sutton Road within approximately 100m of Seaford town centre. 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.



- Well Presented
- Two Double Bedrooms
- Mid Terraced
- Attractive Garden
- Spacious Master Bedroom
- Bright & Spacious
- Town Centre Location
- South Facing Garden
- Conservatory
- Freehold House



Entrance Hall

Cloakroom

Kitchen 3.66m x 2.87m (12" x 9'5")

Utility

Living Room 5.18m x 3.66m (17" x 12")

Conservatory 3.05m x 2.39m (10" x 7'10")

Landing

Bedroom One 5.18m x 3.35m (17" x 11")

Bedroom Two 3.35m x 3.05m (11" x 10")

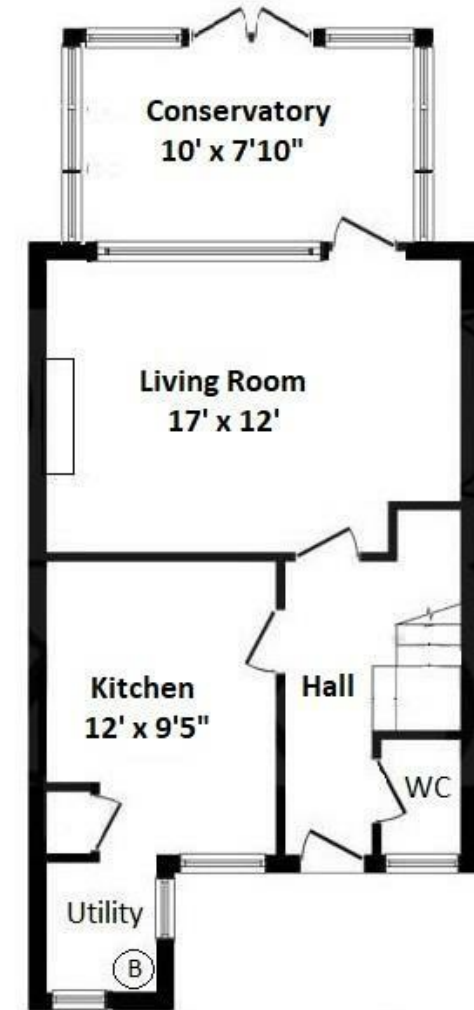
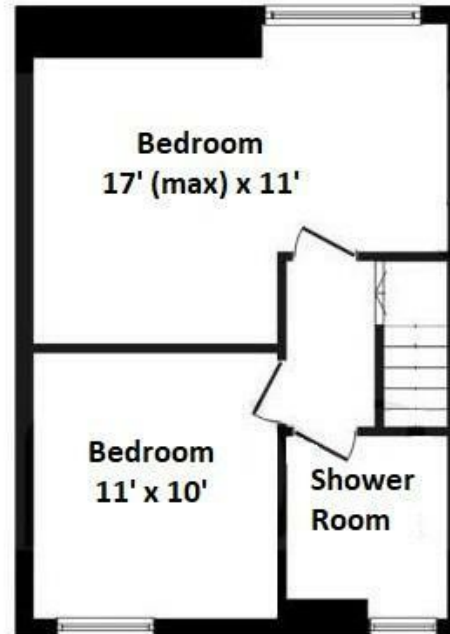
Shower Room

Rear Garden

EPC: TBC

Council Tax Band: C





Rowland Gorringe 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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