



2 The Ridings, Seaford, BN25 3HW

ROWLAND
GORRINGE

2 The Ridings Seaford BN25 3HW

£425,000

A two double bedroom detached bungalow situated on a corner plot, further benefitting from a good size secluded rear garden, garage and no ongoing chain.

The bungalow offers scope for improvement internally with accommodation comprising; entrance hall, sitting room with access to the conservatory which further opens onto the rear garden. The kitchen has matching wall and base cupboards, work surfaces, space for appliances and door leading to the side aspect. The two double bedrooms and family bathroom/wc with further separate wc.

Outside there is off road parking leading to the garage, remainder lawn and path providing access to the front door. The rear garden is mainly laid to lawn being secluded, remainder patio seating area and access to the garage.

The Ridings is a beautifully quiet location, conveniently situated for Blatchington golf club and lovely countryside walks over the South Downs. Cradle Hill primary school, a local bus service and a parade of shops can be found in nearby Lexden Road. Seaford town centre with its range of shops, cafes, restaurants, pubs, beach, bus and rail services can be found within one and a half miles.



- Two Double Bedrooms
- Garage
- Scope to Improve
- Sought After Location
- Corner Plot
- Detached Bungalow
- Two Reception Rooms
- No Ongoing Chain



Entrance Hall

Kitchen 3.61m x 3.53m (11'10" x 11'7")

Sitting Room 6.65m x 3.99m (21'10" x 13'1")

Conservatory 4.27m x 2.26m (14" x 7'5")

Bedroom One 4.50m x 3.53m (14'9" x 11'7")

Bedroom Two 3.99m x 3.05m (13'1" x 10")

Bathroom

Separate WC

Front & Rear Garden

Garage 5.41m x 2.51m (17'9" x 8'3")

EPC: D

Council Tax Band: D





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Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft

Garage = 13.6 sq m / 146 sq ft

Total = 107.4 sq m / 1156 sq ft

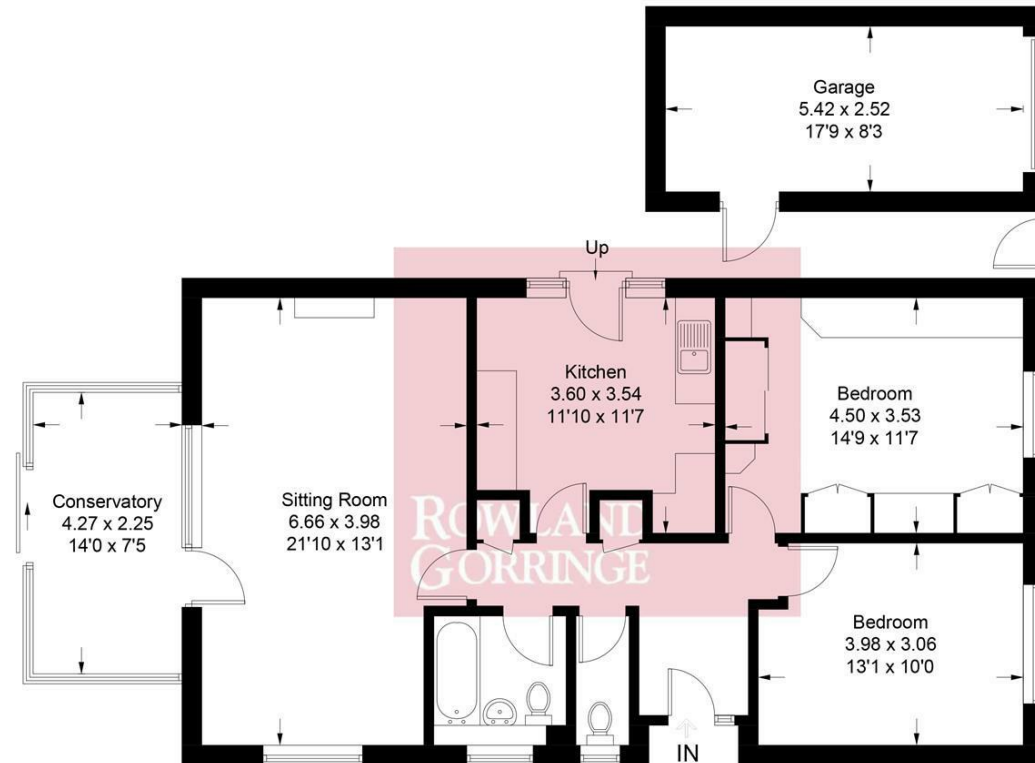


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

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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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