



77 Vale Road, Seaford, BN25 3HA

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Offers In Excess Of £325,000

A three bedroom semi detached house with off road parking and garage, no onward chain.

Offering scope to improve this delightful semi detached house is light and bright throughout with internal accommodation comprising; entrance hall, living dining room with door leading onto the rear garden, kitchen with matching wall and base cupboards, work surface extending to a breakfast bar, space and plumbing for appliances and window to the front aspect.

To the first floor there are three good size bedrooms, family bathroom and a separate wc.

Outside there is off road parking leading to the garage, whilst the rear garden is well established mainly laid to lawn with patio seating area and small wild wooded copse.

Located in Vale Road the property is ideally close to primary school, local shops in both Lexden Road/Alfriston Road. Bus stops close by with routes to Eastbourne/Brighton. Seaford town centre with its comprehensive range of shops, cafes, library, medical centres, railway station, seafront promenade and beach are all within one and a quarter miles.



- Three Bedrooms
- Off Road Parking
- Close to Bus Routes
- Rear Garden
- Approximately 861 sqft
- Semi Detached House
- Garage
- Close to Schools
- No Onward Chain



Entrance Hall

Kitchen 4.01m x 1.98m (13'2" x 6'6")

Living Room 5.54m x 3.89m (18'2" x 12'9")

Landing

Bedroom One 3.96m x 2.72m (13" x 8'11")

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

Bedroom Three 2.97m x 2.72m (9'9" x 8'11")

Bathroom

Separate WC

Rear Garden

Garage 5.23m x 2.26m (17'2" x 7'5")

EPC: D

Council Tax Band: C





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Approximate Gross Internal Floor Area = 95.7 sq m / 1030 sq ft

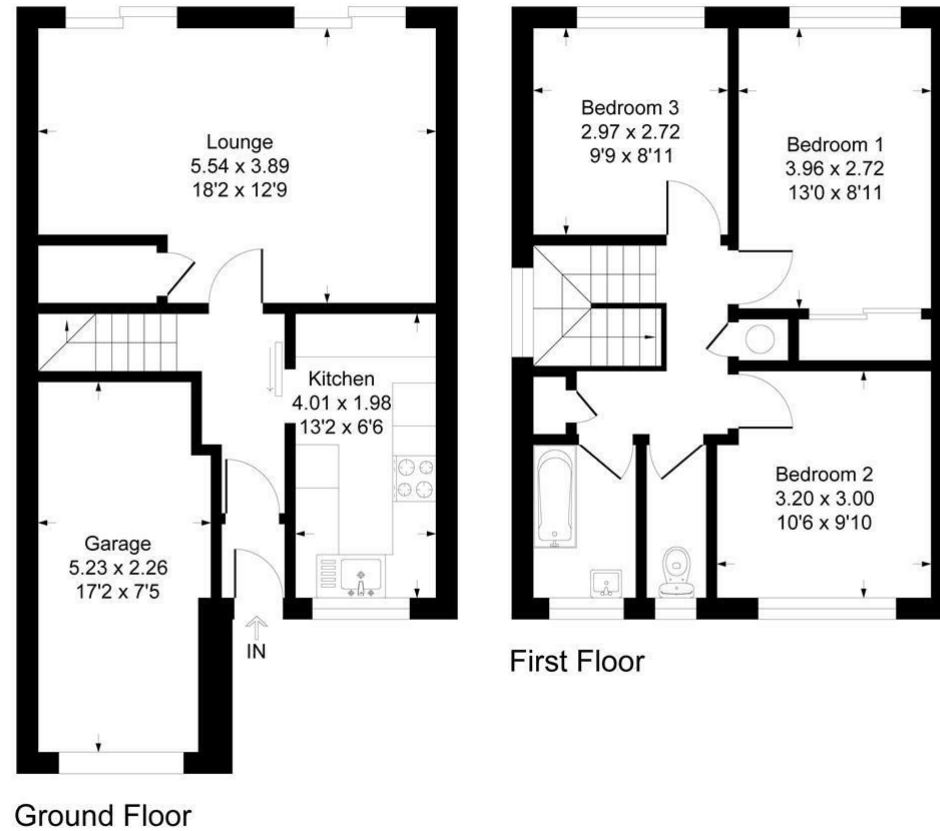


Illustration for identification purposes only, measurements are approximate, not to scale

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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.

