



2 Ash Drive, Seaford, BN25 4BU

ROWLAND
GORRINGE

2 Ash Drive
Seaford
BN25 4BU

£525,000

A well-presented Sussex style detached 4 double bedroom house with no onward chain and south/westerly rear garden.

Light and spacious this 1970's house has been extended to now provide a 19' dual aspect living room with patio door onto the rear garden. The house has a generous 16' dining room to the front with bay window. Whilst the kitchen/breakfast room measures 13' long with an outlook over the garden and side door onto potentially a kitchen garden with seating area. A downstairs cloakroom/wc completes the ground floor accommodation. Upstairs you have all 4 double bedrooms with ensuite shower/wc to the master and a family bathroom.

The rear L-shaped garden is private with established hedge boundaries. Predominately laid to lawn, a patio wraps around 2 elevations of the property with several seating areas. There are established bedded areas, currently with flowers, between the kitchen side entrance and greenhouse. There is rear access into the garage and a secure side access to the front. To the front is a block brick drive for several vehicles that leads to the house and the integral garage, whilst a block brick path continues around the property to a side gate.



- No Onward Chain
- 4 Double Bedrooms
- Dining Room
- 28' Double Garage (Tandem)
- Detached & Extended House
- 19' Living Room
- Ensuite & Family Bathroom
- South/Westerly Rear Garden



Entrance Hall	
Dining Room	5.0m x 4.1m (16'4" x 13'5")
Kitchen/Breakfast Room	4.1m x 3.0m (13'5" x 9'10")
Living Room	5.9m x 4.1m (19'4" x 13'5")
Cloaksroom/WC	
Landing	
Master Bedroom	4.0m x 3.4m (13'1" x 11'1")
- Ensuite Shower/WC	2.3m x 1.5m (7'6" x 4'11")
Bedroom 2	3.7m x 3.5m (12'1" x 11'5")
Bedroom 3	3.4m x 2.8m (11'1" x 9'2")
Bedroom 4	3.0m x 2.9m (9'10" x 9'6")
Family Bathroom	2.3m x 2.0m (7'6" x 6'6")
Garage (Tandem)	8.8m x 2.5m (28'10" x 8'2")
Front Garden	
Driveway	
Rear Garden	
Council Tax Band: F	
EPC: D	





2 ASH DRIVE SEAFORD
TOTAL APPROX. FLOOR AREA 150.3 SQ.M. (1618 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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