



9 St. Mary's Close, Seaford, East Sussex, BN25 2DS

ROWLAND
GORRINGE

9 St. Mary's Close Seaford BN25 2DS £425,000

A beautiful four bedroom link detached house, located in a quiet cul-de-sac in a popular residential area of Seaford.

This house is well presented throughout, split over three floors, it offers spacious bedrooms and extended living space throughout. The ground floor comprises an entrance hall, cloakroom/w.c, modern fitted kitchen and a spacious lounge that leads into a rear conservatory/dining room. The first floor offers three bedrooms including one with an ensuite, and a family bathroom. The second floor offers the impressive master suite which includes an ensuite, with a feature roll top bath and built in wardrobes.

Outside to the rear the property offers a private south westerly aspect rear garden being mainly laid to lawn, fence borders and remainder patio seating area. To the front there is a driveway that provides two parking spaces.

St Marys Close is a private close located within approximately three quarters of a mile from Seaford town centre and railway station with its links to Lewes, Brighton, Gatwick and London Victoria. Seaford is enclosed by the South Downs National Park and enjoys one and a half miles of uncommercialised seafront. The town itself, offers a wide range of shopping facilities, cafes, restaurants, public houses and leisure activities including leisure centre, tennis, bowls, sailing club as well as two golf courses.

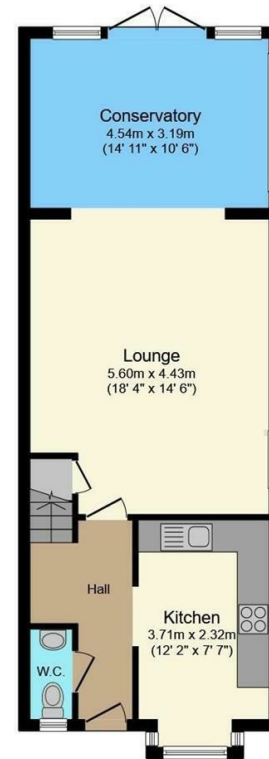


- Extended Link Detached
- Quiet Location
- Impressive Master Suite
- Three Bathrooms
- South West Facing Garden
- Well Presented
- Four Bedrooms
- Two Reception Rooms
- Set Over Three Floors
- Off Road Parking for 2 Cars

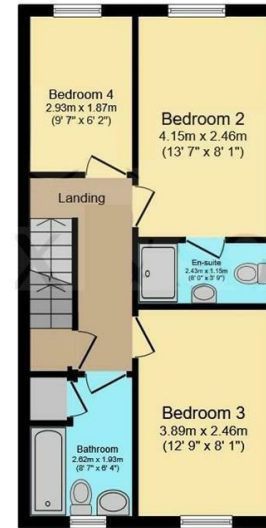


Entrance Hall	
Cloakroom	
Kitchen	3.71 x 2.32 (12'2" x 7'7")
Living Room	5.60 x 4.43 (18'4" x 14'6")
Conservatory	4.54 x 3.19 (14'10" x 10'5")
First Floor Landing	
Bedroom Two	4.15 x 2.46 (13'7" x 8'0")
En-Suite	
Bedroom Three	3.89 x 2.46 (12'9" x 8'0")
Bedroom Four	2.93 x 1.87 (9'7" x 6'1")
Bathroom	
Second Floor Landing	
Bedroom One	7.94 x 4.16 (26'0" x 13'7")
En-Suite	
Rear Garden	
EPC: TBC	
Council Tax Band: E	

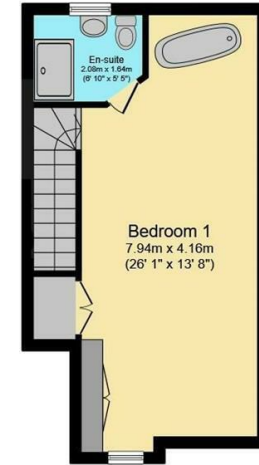




Ground Floor



First Floor



Second Floor

Total floor area 132.3 sq.m. (1,424 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.

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