



1 Findon Close, Seaford, BN25 4DR

ROWLAND
GORRINGE

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£500,000

An extended detached bungalow with westerly rear garden, in a Cul de Sac location and having no onward chain.

Spacious throughout, the bungalow has an impressive 18' living room to the front. The main bedroom also sits to the front and has 3 built-in wardrobes. Whilst to the rear both the kitchen and bedroom 3 have been extended. The kitchen is now a kitchen/breakfast room overlooking the rear garden with poly carbonite roof over the breakfast area and a side door onto a covered patio area to the garden. Bedroom 3 is now incorporating a garden room/study overlooking the garden, with the extension area having a poly carbonite roof, as well as side door onto the covered patio area. The bathroom has a separate corner shower and bath. Completing the internal accommodation is bedroom 2.

Outside the attractive and private rear garden faces west, with a sheltered patio area extending out from the 2 rear extensions, central lawn, established flower/shrub beds as well as fruit trees. There is secure side access to the front as well as rear door into the garage which also has power. To the front is a low maintenance garden with block brick paving (with 2 feature beds) that incorporates a hard standing area in front of the garage.

Findon Close is a Cul de Sac off Barcombe Avenue, in the highly sought after southeast area of Seaford. The South Downs National Park farmlands can be accessed via a nearby Twitten in Barcombe Avenue.

Surrounded by the South Downs National Park and enjoying more than a mile of un-commercialised esplanade and beach, Seaford has a wide range of shopping facilities, restaurants, coffee houses and tea rooms. It also benefits from a station with rail link to London Victoria in 90 minutes, regular bus services to Brighton and Eastbourne, a leisure centre and many other recreational facilities.



- Detached Bungalow
- Extended Kitchen/Breakfast Room
- Private Westerly Garden
- South East Quarter Location
- 1023 sq ft
- 2/3 Bedrooms
- Extended Garden Room
- Garage & Drive
- Close to Countryside Walks
- No Onward Chain



Entrance Porch

Hall

Living Room 5.51m x 3.96m (18'0" x 12'11")

Kitchen/Breakfast Room 6.32m x 2.51m (20'8" x 8'2")

Garden Room/Study -

- Garden Room 2.64m x 2.51m (8'7" x 8'2")

- Study Area 3.18m x 3.64m (10'5" x 11'11")

Bedroom 1 3.56m x 3.18m (11'8" x 10'5")

Bedroom 2 3.18m x 2.72m (10'5" x 8'11")

Family Bathroom

Garage

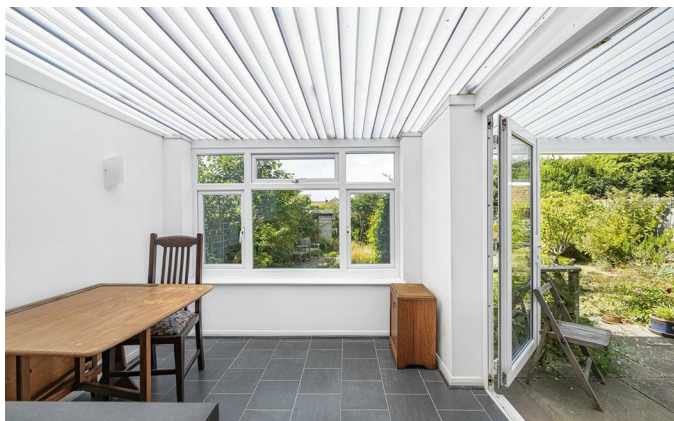
Drive/Hard Standing

Rear Garden

Front Garden

Council Tax Band: E

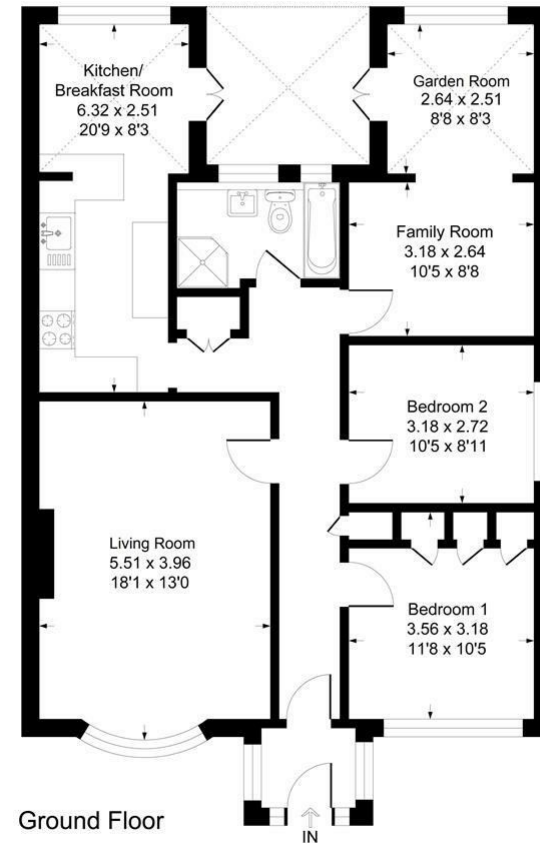
EPC: D





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Approximate Gross Internal Floor Area = 95.00 sq m / 1023 sq ft



Ground Floor

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

Rowland Gorrings 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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