



1 Beltane Alfriston Road, Seaford, BN25 3PY

ROWLAND
GORRINGE

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Guide Price £300,000

A 3 bedroom semi detached house ideally situated close to buses, shops, schools and within easy reach of Alfriston village and walks over the South Downs.

The entrance with uPVC door leads to the hallway with a radiator and under stairs cupboard. The downstairs cloakroom w/c has been fitted with a close coupled w/c and wall mounted wash hand basin. The kitchen has been fitted with a range of wall and base units comprising a stainless steel sink and drainer unit set into the working surface, there is plumbing and space for a washing machine, cooker recess and space for an upright fridge freezer, a modern wall mounted combination boiler (2022), tiled splashbacks and a window to the front. The living room which is to the rear offers good living and dining space, a T.V point, a radiator and window and door to the rear garden. There are stairs to the first floor with a linen cupboard and access to the loft. Bedroom one is a good size room with built in cupboards with hanging rails and shelving, a T.V point and a window to the rear. Bedroom two is a good size double room with a radiator and window overlooking the front. Bedroom three is a single bedroom, currently used as an office space and overlooks the front.

The family bathroom has been refitted with a white suite comprising a "L" shaped bath with mixer taps, thermostatic shower over, close coupled w/c and wash hand basin set into a vanity unit, a heated ladder towel rail, tiled walls and extractor fan.

Outside the secluded and sunny aspect rear garden is low maintenance with a paved patio area, lawn, stocked borders and has been enclosed with timber fencing. The front garden is open plan providing off road parking enclosed with a dwarf wall and has a variety of well established native hedge.

Conveniently situated within approximately a quarter of a mile of open countryside; local shops, bus services and leisure centre are within close proximity. Seaford town centre with its comprehensive range of shops, public houses, cafes, restaurants, parks, bus and rail services can be found within one and a quarter miles.

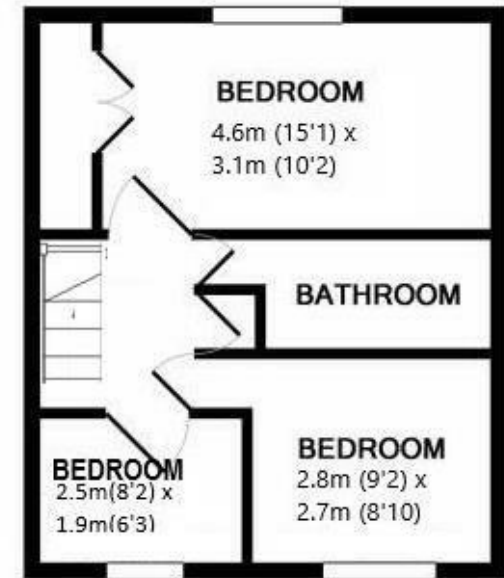
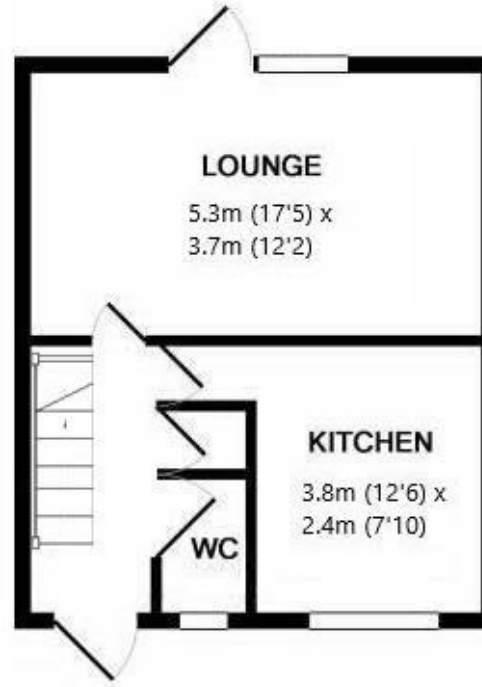


- Three Bedrooms
- Close to Bus Routes
- Off Road Parking
- Ideal Starter Home
- Modern Combination Boiler (2022)
- Semi Detached
- Close to Shops
- West Facing Garden
- 861 Square Feet
- Close To Leisure Centre



Entrance Hall	
Kitchen	3.81m x 2.39m (12'6" x 7'10")
Lounge	5.31m x 3.71m (17'5" x 12'2")
Cloakroom	
Bedroom	4.60m x 3.10m (15'1" x 10'2")
Bedroom	2.79m x 2.69m (9'2" x 8'10")
Bedroom	2.49m x 1.91m (8'2" x 6'3")
Bathroom	
Off Road Parking	
Secluded Rear Garden	
Council Tax: C	
EPC: C	





TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80 SQ.M)

Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk



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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