



12 Park Road, Seaford, BN25 2PG

ROWLAND
GORRINGE

12 Park Road
Seaford
BN25 2PG

£490,000

A detached chalet bungalow with sea views, situated in this sought after coastal location, approximately 100 yards away has the benefit of various sports facilities, popular cafe and children's play area. The esplanade, railway station, local shop in Claremont Road and bus services are all located within close walking distance.

The accommodation comprises of kitchen/breakfast room, bedroom, sitting room, bathroom, separate wc and bedroom on the ground floor. On the first floor there is the bedroom one with dressing room and separate wc. There is also a good-sized eaves with the opportunity, subject to necessary consent, to extend.

The property, which offers the opportunity to improve and extend if required, further benefits from off road parking in front of the garage, south westerly aspect rear garden and sea views. The property is offered for sale with no onward chain.

Park Road comes directly off 'the salts recreation ground' and the property itself is within a few hundred yards of the beach, Claremont Road shopping parade and coastal Brighton-Eastbourne bus route. Seaford town centre with its range of shops, pubs, cafes, restaurants, Railway station with links to Brighton/Lewes/London Victoria, library and post office lies within approximately half a mile.

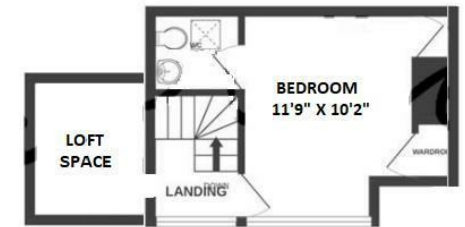
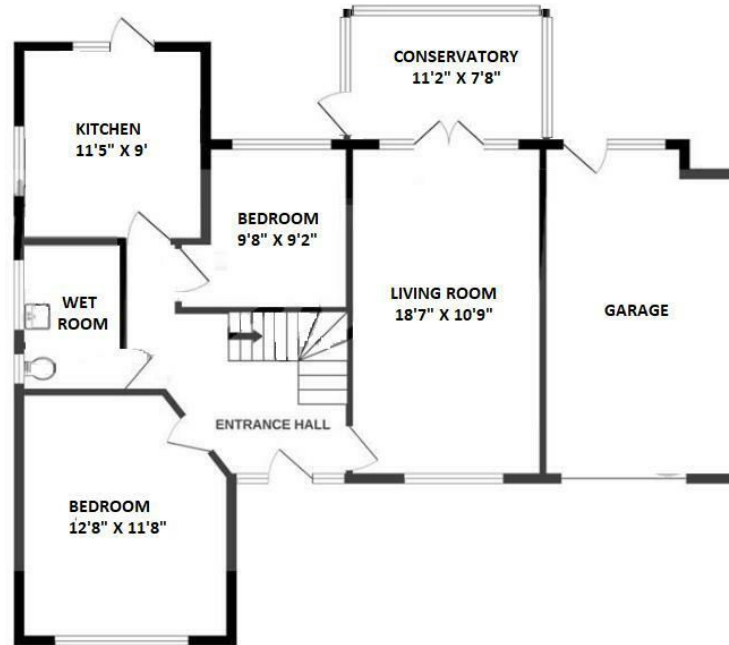


- Approximatley 1162.5 Square Feet
- Scope to Improve
- Garage
- Potential to Extend (Subject to Planning)
- South West Facing Garden
- Sea Views
- Sought After Location
- Close to the Sea
- Close to Bus & Shops
- No Ongoing Chain



Entrance Hall	
Living Room	5.66m x 3.28m (18'7" x 10'9")
Kitchen	3.48m x 2.74m (11'5" x 9')
Bedroom	3.86m x 3.56m (12'8" x 11'8")
Bedroom	2.95m x 2.79m (9'8" x 9'2")
Wet Room	
Conservatory	3.40m x 2.34m (11'2" x 7'8")
Stairs Leading to;	
Bedroom	
WC	
Loft Room	
Off Road Parking	
Garage	
Front & Rear Garden	
Council Tax: D	
EPC: E	





Rowland Gorringe 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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