



3 Rowan Close, Seaford, BN25 4NW



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£595,000

An immaculately presented and extended two double bedroom, three reception room, detached bungalow with secluded south west facing rear garden and double garage.

An extremely light detached bungalow originally being three bedrooms but rearranged to showcase two impressive sized doubles. The Master bedroom enjoys the benefit of an en-suite bathroom and dressing area. There is also an ensuite shower room/WC to bedroom two. The kitchen/breakfast room has been extended to the front with refitted with matching wall and base cupboards, work surfaces, central island, integrated appliances, breakfast area and door leading to the double garage. The south west facing living room is light and bright providing an opening onto the dining room which further leads to the useful utility room. The conservatory is accessed from the living room and opens up onto the rear garden. The

welcoming hallway and cloakroom complete the internal accommodation.

The front garden is low maintenance offering ample off road parking leading to the double garage. The secluded south westerly aspect rear garden is mainly laid to lawn with remainder patio seating area, shed and greenhouse.

Other benefits include a remote controlled up and over garage door and gas fired central heating.

Surrounded by the South Downs National Park, with over two miles of un-commercialised promenade and beach, Seaford offers a wide range of shopping facilities and a choice of restaurants, cafés and bars. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. Seaford railway station offers a service to London (Victoria 90 minutes). The adjoining cross channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.









Entrance Porch

Entrance Hall

Cloakroom

Kitchen/Breakfast Room
20'1" x 12'8" (6.12m x 3.86m)

Living Room
18'10" x 12'9" (5.74m x 3.89m)

Dining Room
14'9" x 9" (4.50m x 2.74m)

Utility Room
14'9" x 4'10" (4.50m x 1.47m)

Bedroom One
21'8" x 12'1" (6.60m x 3.68m)

En-Suite

Bedroom Two
12'8" x 10'4" (3.86m x 3.15m)

Bathroom

Conservatory
12'9" x 7'10" (3.89m x 2.39m)

Rear Garden

Double Garage
16'3" x 14'9" (4.95m x 4.50m)

EPC: C

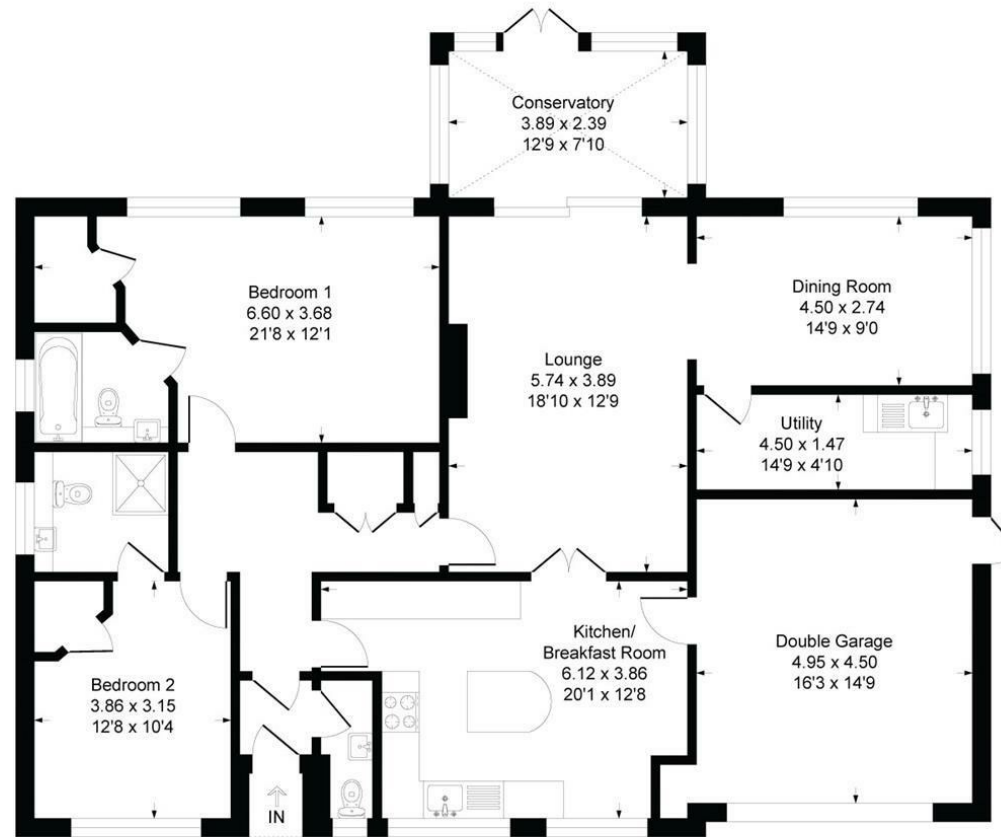
Council Tax Band: E





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Approximate Gross Internal Floor Area = 157.69 sq m / 1697 sq ft



Ground Floor

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

Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

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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