



Rockleigh Warwick Road, Seaford, BN25 1RG

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£400,000

A light, surprisingly spacious 1930s semi-detached character house conveniently situated for the town centre and all its amenities.

Superbly presented throughout, the property retains much of the original character/period features including stripped wood panel doors, picture rails, balustrade, fireplaces and quarry tile window sills. The accommodation comprises of a spacious entrance hall, living room to the front with original fireplace. There is a contemporary kitchen/dining room with white units, tiled flooring, gas range cooker, two walk in larder cupboards and patio door onto the courtyard garden. A downstairs walk-in cloaks cupboard could be converted, subject to building regulations, into a downstairs cloakroom/WC. Upstairs you have three bedrooms, bathroom and a separate WC. 'Rockleigh' is believed to have been built for a daughter of the architect who designed the house. Further features/benefits include low maintenance front garden and courtyard rear garden, double glazed windows/doors, uPVC clad fascia/soffits, gas fired central heating with updated radiators and Worcester boiler. Viewing is highly recommended.

The low maintenance rear courtyard is private, with secure side access to the front and has a brick tool/store cupboard. To the front is a small lawn bordered by lavender bushes, whilst a flint walls runs to the rear.

Surrounded by the South Downs National Park, the seaside town of Seaford benefits from two golf courses, a seafront promenade and beach, railway station with 90 minute service to London Victoria. The town centre features a range of shops, cafes, restaurants, pubs, parks and leisure facilities



- Semi-Detached
- Town Centre Location
- Kitchen/Dining Room
- Stripped Wood Floorboards
- House
- 3 Bedrooms
- Character/Period Features
- Private Courtyard Garden



Porch	
Hall	
Kitchen/Dining Room	5.84m x 4.19m (19'1" x 13'8")
Living Room	4.45m x 3.81m (14'7" x 12'5")
Landing	
Bedroom 1	5.18m x 3.63m (16'11" x 11'10")
bedroom 2	3.48m x 3.18m (11'5" x 10'5")
Bedroom 3	3.45m x 2.11m (11'3" x 6'11")
Bathroom	
Separate WC	
Courtyard Garden	
Front Garden	
Council Tax Band: D	
EPC: D	





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Approximate Gross Internal Floor Area = 105.40 sq m / 1135 sq ft

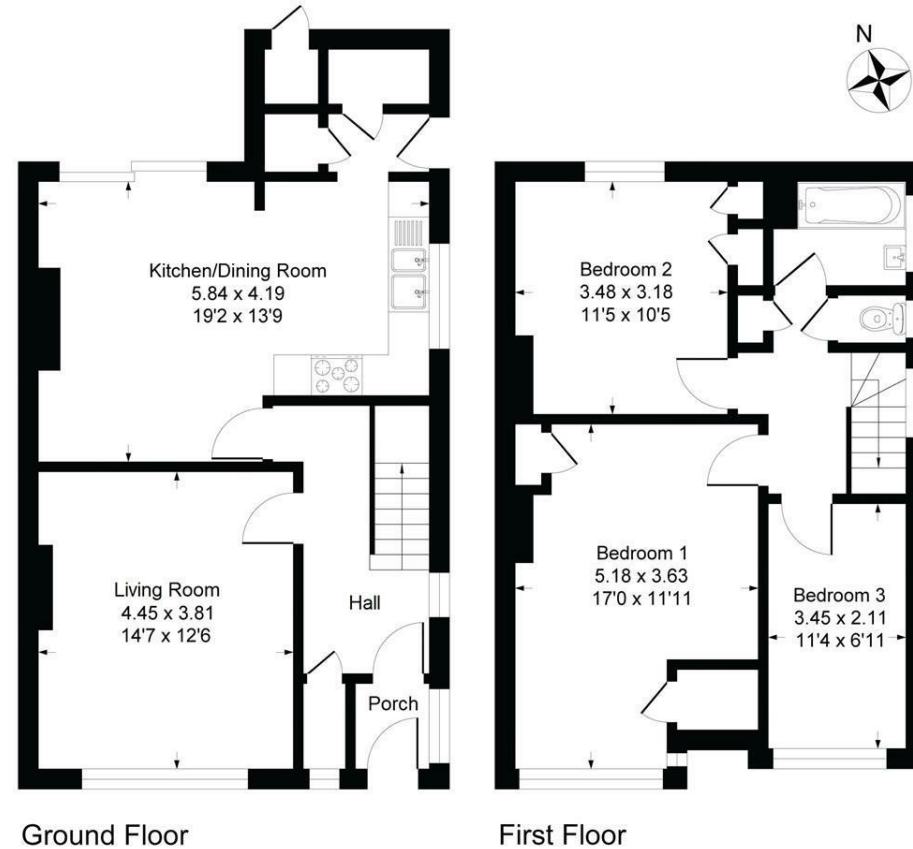


Illustration for identification purposes only, measurements are approximate, not to scale

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