



21 Alfriston Road, Seaford, BN25 3QD

21, Alfriston Road

£445,000

A well presented and extended four bedroom, two bathroom semi detached house boasting a generous rear garden.

Built circa 1909 the property has been extended and beautifully improved by the current owners with accommodation comprising; entrance hall, living room with open fire and surround. The dining room is light and bright with wood flooring, sash windows and opening leading onto the refitted kitchen which offers matching wall and base cupboards, wooden work surfaces and butler style sink, built in appliances, window over looking the rear garden and further door leading to the rear. To the first floor there are three bedrooms and a shower room. To the top floor there is a further bedroom and ensuite bathroom.

The property further benefits from a wealth of charm and character along with picturesque roof top and countryside views.

The front garden is low maintenance with gate and brick wall boundary, whilst the rear garden is approximately 90' in length, mainly laid to lawn with remainder areas for seating, vegetable plot, hardstanding for summer house and garden office/ studio.

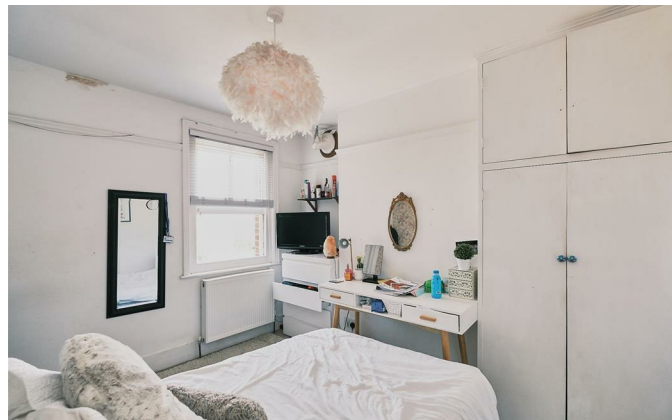
Conveniently situated within approximately a quarter of a mile of open countryside, local shops, bus services, leisure centre and swimming pool. Seaford town centre with its comprehensive range of shops, public houses, cafes, restaurants, parks, bus and rail services can be found within one and a quarter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



- Character House
- Four Bedrooms
- Well Presented
- 90'+ Rear Garden
- Close to Bus Routes
- Semi Detached
- Two Bathrooms
- Built circa 1909
- Three Storey House
- Close to Shops

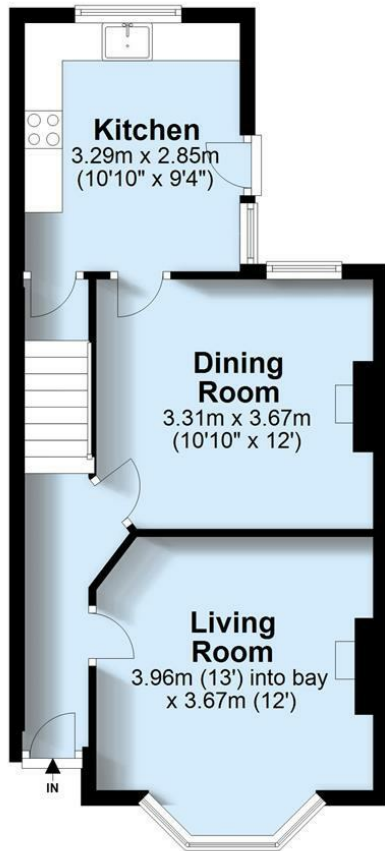


Entrance Hall	
Living Room	3.96m x 3.66m (13' x 12')
Dining Room	3.30m x 3.66m (10'10" x 12')
Kitchen	3.30m x 2.84m (10'10" x 9'4")
First Floor Landing	
Bedroom	3.94m x 3.48m (12'11" x 11'5")
Bedroom	3.30m x 2.92m (10'10" x 9'7")
Bedroom	3.15m x 2.84m (10'4" x 9'4")
Shower/ WC	
2nd Floor Landing	
Bedroom	3.40m x 4.72m (11'2" x 15'6")
Front & Rear Garden	
Summer House	
Garden Studio	
EPC: D	
Council Tax: C	



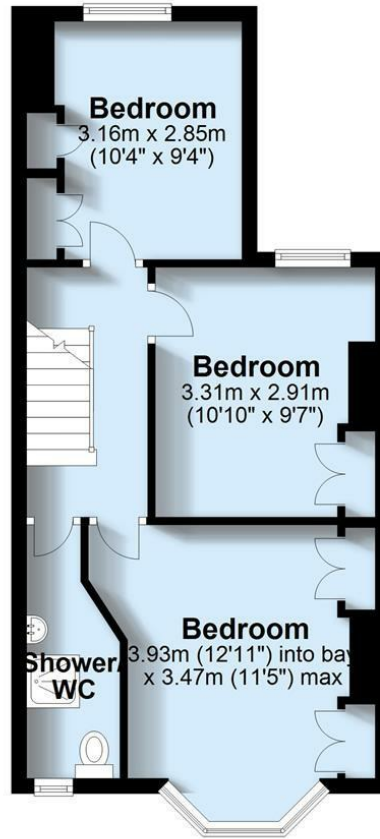
Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



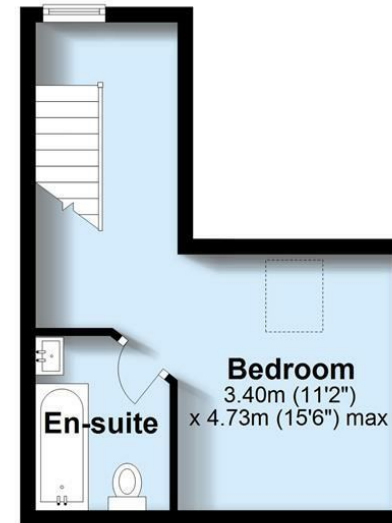
First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



Second Floor

Approx. 21.9 sq. metres (235.2 sq. feet)



Total area: approx. 103.4 sq. metres (1112.7 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.

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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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