



14 Cliff Close, Seaford, BN25 1BN

ROWLAND
GORRINGE

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Guide Price £400,000

The property is well presented throughout with versatile accommodation comprising; entrance hall, open plan family/ bedroom/ office area with doors leading onto the rear garden. A shower room, low level wc and utility area are also found on the ground floor. To the first floor there is a spacious and bright lounge area, with opening to the modern kitchen diner having matching wall and base cupboards, work surfaces, space for appliances and window to rear. To the top floor there are three bedrooms and a modern family bathroom, sea views can be enjoyed from bedroom one.

To the front there is off road parking for two cars, whilst the rear offers a patio seating area, artificial grass and gate to side.

Cliff Close is located in the highly sought after South East/ Seaford Head area of Seaford with its nearby golf course, delightful downland and headland walks.

The uncommercialised and extremely popular promenade and beach are within 2 minutes walk. There are junior, secondary and sixth form schools close by and the town centre with all its amenities and railway station are also within a reasonable level walk.

Seaford is 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

Multi Purpose Family/Games Room

24'10" x 8'1" (7.57m x 2.46m)

Shower Room

Separate WC

Utility Area

10'6" x 7'2" (3.20m x 2.18m)

First Floor Landing

Open Plan Living Area

Kitchen/Breakfast Room

15'10" x 11'11" (4.83m x 3.63m)

Lounge

15'10" x 12'9" (4.83m x 3.89m)

Second Floor Landing

Bedroom One

12'6" x 8'1" (3.81m x 2.46m)

Bedroom Two

9'2" x 9'0" (2.79m x 2.74m)

Bedroom Three

9'5" x 7'3" (2.87m x 2.21m)

Bathroom

Rear Garden

Two Parking Spaces

EPC: C

Council Tax Band: C





14 Cliff Cl, BN25 1BN

Approximate Gross Internal Floor Area = 108.92 sq m / 1172 sq ft

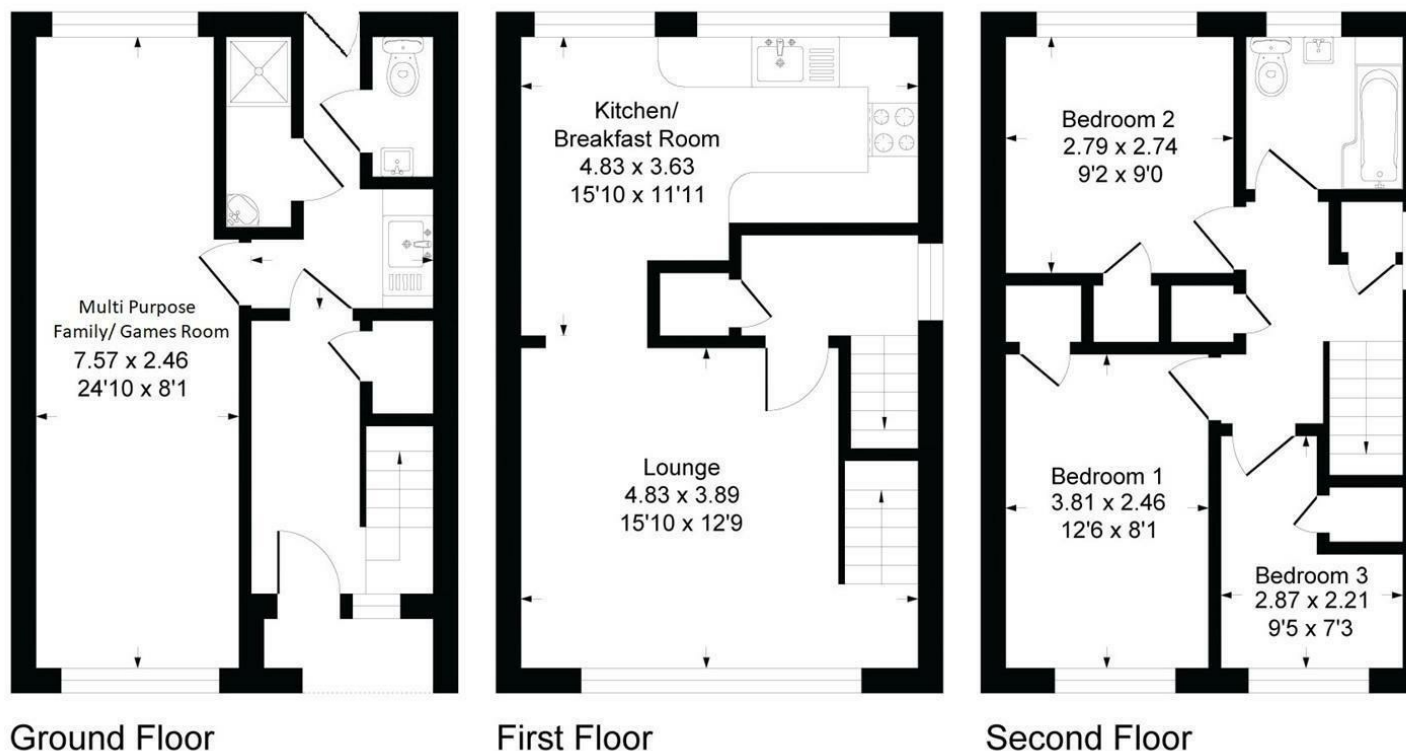


Illustration for identification purposes only, measurements are approximate, not to scale

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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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