



3 Manor Close, Seaford, BN25 4NX

ROWLAND
GORRINGE

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Offers In Excess Of £750,000

The property has been expertly extended and renovated to a high standard by the current owners, internally the accommodation comprises; welcoming entrance hall, dual aspect living room with views over the garden and French doors leading to the patio seating area. There are internal doors leading from the living room into the dining area, again with dual aspect and French doors leading to the rear garden. The impressive open plan kitchen has matching wall and base cupboards, work surface, space and plumbing for appliances, window and door to the side aspect and internal opening leading to the dining area. The three ground floor bedrooms are all double in size. There is a family bathroom, shower room, utility room and cloakroom wc also located on the ground floor. To the first floor there are two spacious bedrooms and a study area.

The property boasts the potential for multi generation living or a separate and self contained annexe area.

Outside:

To the front there is ample off road parking, being low maintenance, access to garage and side gate. The rear garden is an impressive size, being secluded and westly aspect, mainly laid to lawn with remainder patio seating area. Fence and hedge border enclosed.

Manor Close is located off Manor Road, near the A259 Eastbourne Road and within the sought after South-East quarter of Seaford. Surrounded by the South Downs National Park, Seaford has over two miles of uncommercialised promenade and beach, a wide range of shopping facilities and a varied 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 facilities. Regular bus services are available to Eastbourne, Brighton and outlying villages. The 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 marina and fishing fleet.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.









Entrance Hall

Kitchen
21'9" x 9'10" (6.63m x 3.00m)

Utility
10'9" x 7'5" (3.28m x 2.26m)

Dining Room
11'11" x 9'11" (3.63m x 3.02m)

Living Room
16'10" x 15'3" (5.13m x 4.65m)

Bedroom
11'10" x 10'1" (3.61m x 3.07m)

Bedroom
11'11" x 10'1" (3.63m x 3.07m)

Bedroom
11'4" x 10" (3.45m x 3.05m)

Bathroom

Shower Room

Cloakroom

Landing

Bedroom
21'4" x 9'10" (6.50m x 3.00m)

Bedroom
15'4" x 12'1" (4.67m x 3.68m)

Study
10'2" x 7'3" (3.10m x 2.21m)

Eaves Storage
26'1" x 26" (7.95m x 7.92m)

Garage
15'11" x 8'2" (4.85m x 2.49m)

Rear Garden

EPC: C

Council Tax Band: E





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Approximate Gross Internal Floor Area = 177.68 sq m / 1913 sq ft

Garage Area = 12.07 sq m / 130 sq ft

Total Area = 189.75 sq m / 2043 sq ft



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

Rowland Gorrington 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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