





## 43 Steyne Road Seaford BN25 1HU

## £500,000

A rare opportunity to acquire a spacious 1713sq ft 4 bedroom, 4 storey period town house ideally located between the town centre and seafront. No onward chain.

A Georgian grade II listed 4 storey town house that is in need of complete renovation throughout. The property retains many of the original character features providing a blank canvas and versatility for improvements.

Upon entering you are struck by the grand reception lounge with its feature fireplace. The kitchen area over looks the rear. A cloakroom completes the ground floor. To the first floor there is spacious master bedroom and bathroom with separate wc. The top floor has the benefit of three further bedrooms. the lower ground floor comprises of a cellar and spacious store area again with access to the rear garden.

The rear garden has side access and can also be accessed from both ground floor and basement levels. Enclosed by a flint wall and fence the garden is approximately 90ft in length.

Further benefits/features include sash windows, picture rails, decorative cornicing, banisters and fireplaces.

Conveniently located within a few hundred yards of both the town centre and seafront in an area of character properties. The railway station is located within walking distance with services to London Victoria, Gatwick and Brighton. Seaford itself is surrounded by the South Downs National Park, Tide Mills and English Channel. The town provides a comprehensive range of shops, restaurants, public houses, two golf clubs, sailing club, as well as a wide variety of other outdoor pursuits, uncommercialised seafront, cliff top and Downland walks.



- 1713 Square Feet
- Georgian House
- In Need of Modernisation
- Basement
- Wealth of Character Features

- · Grade II Listed
- Four Storey House
- Fantastic Rear Garden Space
- Close to Town Centre
- No Ongoing Chain



Entrance Hal

(itchen 3.40m x 3.05m (11'2" x 10")

Lounge 3.91m x 3.76m (12'10" x 12'4")

WC

First Floor Landing

Bedroom One 5.44m x 3.91m (17'10" x 12'10"

Bathroom 3.07m x 2.54m (10'1" x 8'4"

Separate WC

Second Floor Landing

Bedroom Two 3.48m x 3.07m (11'5" x 10'1

Bedroom Three 3.86m x 2.72m (12'8" x 8'11")

edroom Four 2.82m x 2.54m (9'3" x 8'4")

Lower Ground Floor

Celler 4.14m x 3.94m (13'7" x 12'11")

Celler 3.45m x 3.07m (11'4" x 10'1'

Rear Garden

EPC: Grade II Listed

Council Tax Band: E











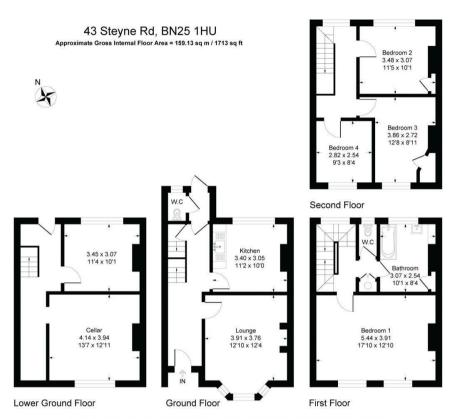


Illustration for identification purposes only, measurements are approximate, not to scale

## **Rowland Gorringe Estate Agents**

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