



43 Steyne Road, Seaford, BN25 1HU

ROWLAND
GORRINGE

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.

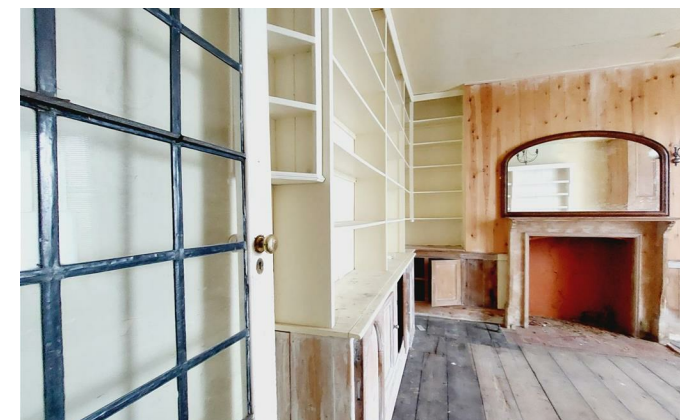
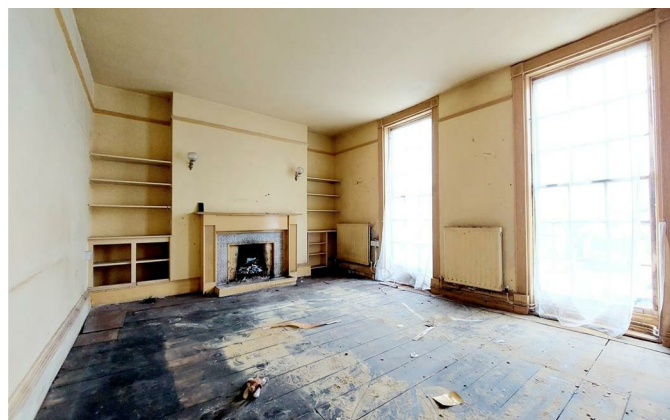
Conveniently located within a few hundred yards of both the town centre and seafront in an area of character properties. The railway station is located within walking distance with services to London Victoria, Gatwick and Brighton. Seaford itself is surrounded by the South Downs National Park, Tide Mills 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 Hall	
Kitchen	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")
Bedroom Four	2.82m x 2.54m (9'3" x 8'4")
Lower Ground Floor	
Cellar	4.14m x 3.94m (13'7" x 12'11")
Cellar	3.45m x 3.07m (11'4" x 10'1")
Rear Garden	
EPC: Grade II Listed	
Council Tax Band: E	





43 Steyne Rd, BN25 1HU
Approximate Gross Internal Floor Area = 159.13 sq m / 1713 sq ft

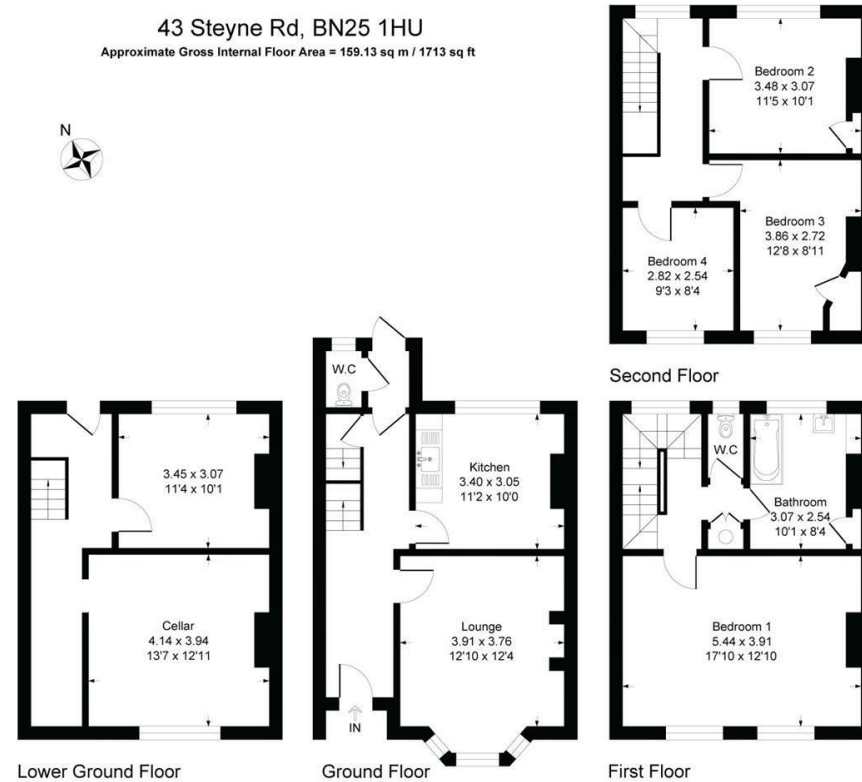


Illustration for identification purposes only, measurements are approximate, not to scale

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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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