



1 Guardswell Place, Seaford, East Sussex, BN25 1SD

1 Guardswell Place

Seaford

East Sussex BN25 1SD

£349,950

Deceptively spacious this town centre, end of terrace house is surprisingly light and spacious. A large entrance porch allows entry into the property. The 21' living/dining room has a windows to the side, cast iron fireplace, and open staircase to upstairs. The kitchen overlooks the south facing rear garden. On the first floor the main bedroom sits across the front of the property. Bedroom 3 has views over the garden. There is also a good sized family bathroom to this floor. The second floor is entirely the 2nd bedroom with through aspect and skylings.

Outside the rear courtyard garden faces south, is low maintenance with side access and has a generous brick shed to the rear of the garden.

Guardswell Place is within Seaford town centre which offers a variety of shops, cafes, restaurants, access to the A259 coastal bus services to Brighton/Eastbourne, a railway station with services to Brighton and London. The beach and sea are less than ½ mile away. Surrounded by the South Downs National Park and the coast, the town benefits from many outdoor pursuits including a sailing club, two golf clubs, numerous bicycle, walking and hiking clubs/trails.

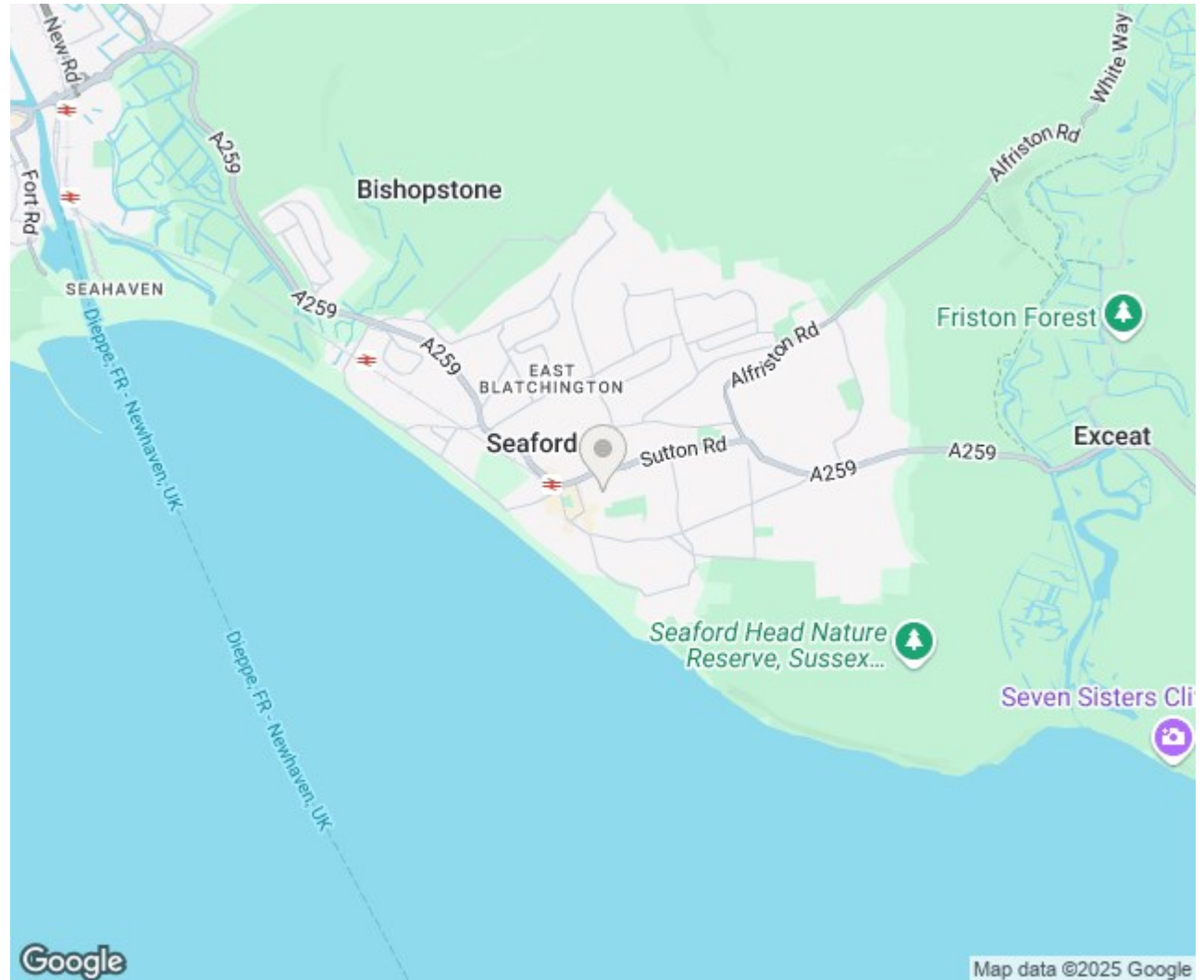


- End of Terrace
- Town Centre Location
- Arranged over 3 Floors
- No Onward Chain
- 3 Bedroom House
- South Facing Garden
- 21' Living/Dining Room



Entrance Porch	
Living/Dining Room	6.50m x 3.60m (21'3" x 11'9")
Kitchen	3.59m x 2.46m (11'9" x 8'0")
Bedroom 1	3.64m x 3.15m (11'11" x 10'4")
Bedroom 2	3.12m x 1.89m (10'2" x 6'2")
Bathroom	2.89m x 2.09m (9'5" x 6'10")
Landing	
Attic Bedroom	4.93m x 3.32m max (16'2" x 10'10" max)
Rear Garden	
Brick Shed	
Council Tax Band: C	
EPC: D	





Rowland Gorringe Estate Agents
 Station Approach, Seaford, East Sussex, BN25 2AR
01323 490680

hello@rowlandgorringe.co.uk
 www.rowlandgorringe.co.uk



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.

