



65 Stafford Road, Seaford, BN25 1UB

ROWLAND  
GORRINGE



# 65 Stafford Road Seaford BN25 1UB

## £400,000

A deceptively spacious three bedroom, three storey semi detached house, well presented throughout offering a mix of character features with modern decor.

The entrance with enclosed porch leads to an open entrance hall with access to the living room; Which benefits from a double aspect to the front and rear, there is a decorative fireplace with exposed brick wall, parquet wood flooring, radiators and T.V point. The refitted open kitchen features a good range of wall and base units with complimentary Corian working surfaces, inset sink with cupboards below, integrated appliances, breakfast bar and large window to the rear. The cloakroom is also found on the ground floor.

There are stairs to the lower ground floor which leads to a good size dining room with underfloor heating, patio door to the sunny rear garden, there is also a spacious store room.

The first floor landing features a window to the front and useful loft access. Bedroom one benefits from a range of wardrobes (with hanging rails and shelving) and overlooks the rear garden. The second bedroom to the rear and bedroom three to the front both feature wood flooring. The family bathroom completes the internal accommodation.

Outside the rear garden benefits from a paved patio with steps to a lawn area, timber garden shed, and side access. The front garden is open plan with paved footpath.

The property is conveniently situated on the outskirts of the town centre with its wide range of shopping facilities, choice of restaurants, cafes and bars. There are two golf courses, a leisure centre, tennis, bowls, rugby, cricket and sailing clubs, plus fishing, cycling and many other recreational facilities. The railway station offers a service to London (Victoria 90 minutes). Regular bus services are available to Eastbourne, Brighton and outlying villages. The cross channel port of Newhaven has daily services to Dieppe, busy yacht marina and fishing fleet. The larger coastal resorts of Eastbourne and Brighton are approximately 10 and 13 miles respectively and Gatwick airport 42 miles. Seaford is enviably enclosed by the picturesque South Downs National Park.



- Approximately 1255 Sq Ft
- Character House
- Close to Town Centre
- Views to Rear
- Close to Train Station

- Three Bedrooms
- Well Presented
- Modern Open Plan Kitchen
- Potential For Off Road Parking
- Fantastic Family Home



Entrance Hall

Kitchen/Dining Room 4.32m x 4.24m (14'2" x 13'11")

Lounge 5.84m x 3.33m (19'2" x 10'11")

WC

Lower Ground Floor

Dining Room 4.24m x 3.91m (13'11" x 12'10")

Storage 3.91m x 3.40m (12'10" x 11'2")

First Floor Landing

Bedroom One 4.27m x 3.43m (14" x 11'3")

Bedroom Two 3.38m x 2.54m (11'1" x 8'4")

Bedroom Three 3.38m x 2.36m (11'1" x 7'9")

Bathroom

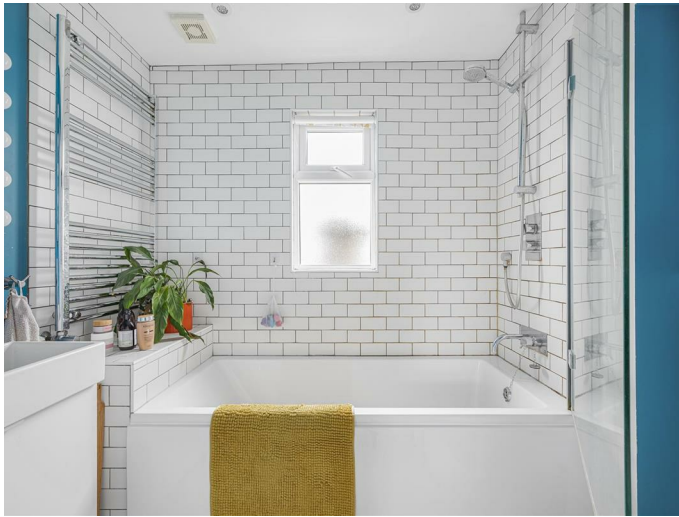
Rear Garden

EPC: D

Council Tax Band: C







65 Stafford Road, BN25 1UB  
Approximate Gross Internal Floor Area = 116.57 sq m / 1255 sq ft



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

## Rowland Gorrington 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.

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