



14 Barn Rise, Seaford, BN25 3BX

ROWLAND
GORRINGE

14 Barn Rise Seaford BN25 3BX

£360,000

A well-presented and spacious semi-detached house in a sought-after residential area.

The entrance porch provides useful storage and leads into the large open-plan living and dining area, which spans the depth of the house. This bright and airy space benefits from a front-facing window and sliding doors opening onto the rear patio, offering views of the private garden. The modern, recently refurbished kitchen also overlooks the garden and features a side door for easy access to both the front and rear of the property.

Upstairs, a double-height staircase leads to a generous landing, providing access to three large double bedrooms. Bedrooms one and two include built-in wardrobes and split lighting controls. The family bathroom has been thoughtfully designed as a luxurious wet room, complete with a walk-in shower featuring a tiled seat, a 12-jet jacuzzi bath, a double vanity unit with a heated mirror, underfloor heating, and sensor-activated low lighting.

The private rear garden enjoys sunlight throughout the day and comprises a spacious patio and lawn. At the front, the property features a lawned area, a hardstanding for one vehicle leading to the garage, and gated side access to the rear garden.

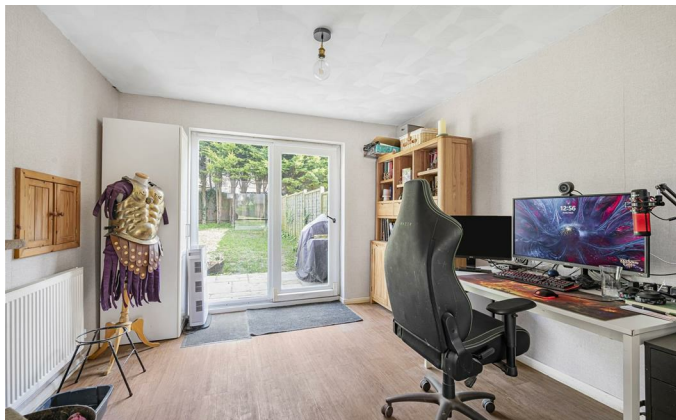
Barn Rise is ideally located, with a parade of local shops and a primary school in nearby Lexden Drive. The South Downs National Park is just a short walk away, while Seaford itself offers an unspoilt seafront, two golf courses, a railway station with links to London and Brighton, as well as a range of independent shops, restaurants, cafés, and bars. The A259 provides easy access to Eastbourne and Brighton.

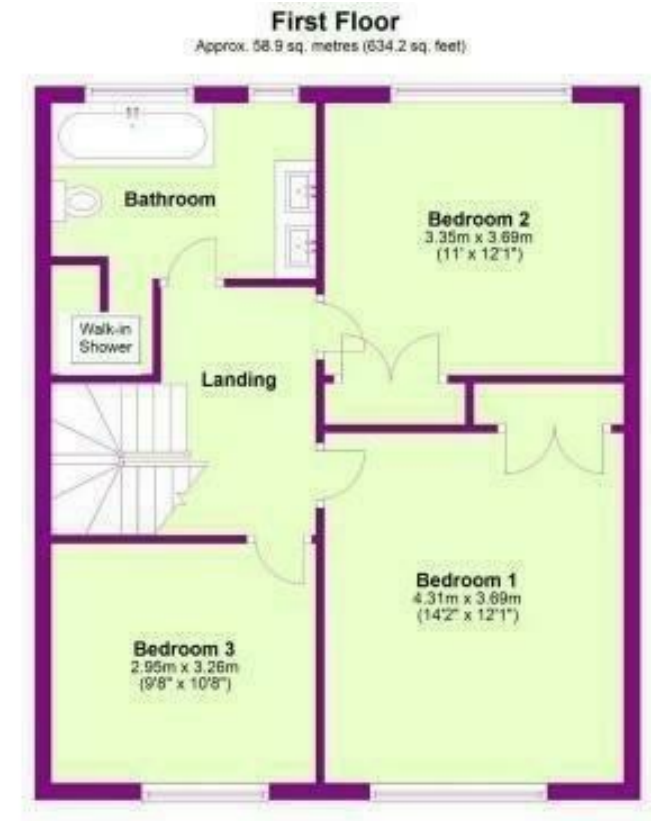


- Semi-Detached House
- Open Plan Living/Dining Room
- Modern Kitchen
- Easterly Rear Garden
- Approximately 1381sq. feet
- 3 Double Bedrooms
- Wet Room Styled Family Bathroom
- Refurbished
- Garage



Entrance Hall	
Living Room	4.87m x 4.50m (15'11" x 14'9")
Dining Area	3.35m x 3.30m (10'11" x 10'9")
Kitchen	3.65m x 3.35m (11'11" x 10'11")
Landing	
Bedroom 1	4.31m x 3.69m (14'1" x 12'1")
Bedroom 2	3.69m x 3.35m (12'1" x 10'11")
Bedroom 3	3.26m x 2.95m (10'8" x 9'8")
Family Bathroom	
Garage	5.77m x 2.45m (18'11" x 8'0")
Drive/Hardstanding	
Front Garden	
Rear Garden	
Council Tax Band: D	
EPC: C	





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Total area: approx. 128.3 sq. metres (1381.2 sq. feet)

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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