



92 Vale Road, Seaford, BN25 3HA

ROWLAND
GORRINGE

92 Vale Road
Seaford

BN25 3HA

Guide Price -
£375,000-£400,000

A three bedroom detached house located close to shops, schools and bus routes. The house is approximately 1012 Sq Feet. Boasting 3 reception rooms, south facing rear garden and off road parking.

Built in the late 1920's with internal accommodation features including an enclosed entrance porch, a utility cupboard (was a former downstairs cloakroom), a through sitting/dining room with wood burner in dining area (chimney breast also in lounge area), a tastefully refitted kitchen with wide arch opening out into the dining area, a sun room/study, a spacious and refitted bathroom/wc, double glazing and gas central heating.

To the front there is off road parking with steps leading to the front door. The rear garden is the favoured southerly aspect being mainly laid to lawn, fence borders, brick built store, side access and fence borders.

Located in Vale Road the property is ideally close to a primary school, local shops in both Lexden Road/Alfriston Road, Bus stops close by with routes to Eastbourne/Brighton, Seaford town centre with its comprehensive range of shops, cafes, library, medical centres, railway station, seafront promenade and beach are all within one and a quarter miles.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.



- *** GUIDE PRICE - £375,000- • Approximately 1012 Sq Feet £400,000 ***
- Three Bedrooms
- Character Features
- Sun Room
- Close to Bus Routes
- South Facing Garden
- Wood Burner
- Close to Shops



Entrance Porch	
Entrance Hall	
Open Plan Living/ Dining Room	7.67m x 4.01m max (25'2" x 13'2" max)
Sun Room	3.00m x 2.69m (9'10" x 8'10")
Kitchen	2.39m x 2.29m (7'10" x 7'6")
First Floor Landing	
Bedroom One	3.81m x 3.40m (12'6" x 11'2")
Bedroom Two	3.73m x 3.40m (12'3" x 11'2")
Bedroom Three	2.64m x 2.29m (8'8" x 7'6")
Bathroom	
Front Garden	
Rear Garden	
Council Tax: C	
EPC: D	





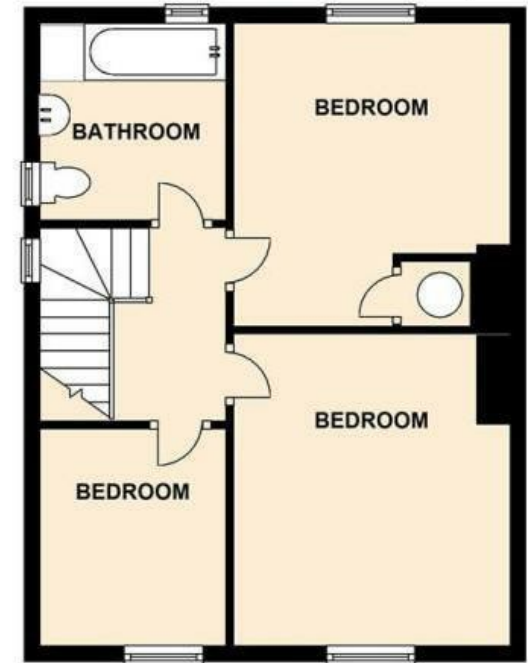
GROUND FLOOR

APPROX. 51.2 SQ. METRES (551.3 SQ. FEET)



FIRST FLOOR

APPROX. 42.9 SQ. METRES (461.3 SQ. FEET)



TOTAL AREA: APPROX. 94.1 SQ. METRES (1012.6 SQ. FEET)

Measured to the standards as described by the RICS code of measuring practice
For identification purposes only, do not scale. Compass orientation approximate
Floorplan Created by Trust Property Services, www.trustpropertyservices.co.uk

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.

**ROWLAND
GORRINGTON**