



15 Albany Road, Seaford, BN25 2QB

ROWLAND
GORRINGE

15 Albany Road Seaford BN25 2QB

£435,000

A well presented 3 double bedroom semi detached house, close to the sea and with no onward chain.

Surprisingly spacious through out, the properties ground floor consists of a shower/utilities room to the front with sky light and separate toilet adjacent. Further along the hallway you will find the modern and well appointed kitchen with breakfast bar. A 21' living/dining room stretches across the rear of the property with wood burner and patio door into the 20' southwest facing conservatory. Lastly a courtesy door from the hall takes you into the integral garage with electric roller door to the front. On the first floor you have the 3 double bedrooms and a family bathroom with separate corner shower. Bedrooms 1 and 2 both have fitted double wardrobes, whilst bedrooms 1 and 3 have sea views.

The low maintenance and private rear garden is southwest facing with raised decking to the conservatory, artificial grass, a garden studio, established plants and secure side access. To the front is off-road parking for one vehicle with an established bed to the side.

Albany Road is a small road set behind the Esplanade (sea front road), ideally suited for access to Seaford's two miles of un-commercialised promenade and beach. Seaford town centre is less than a mile away, offering a wide range of shopping facilities and a choice of restaurants, cafés and bars. There is a leisure centre, tennis club, 2 bowls clubs and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. Seaford railway station offers a service to London (Victoria 90 minutes). The adjoining cross channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.



- Approximately 1446 sq. ft
- 3 Double Bedrooms
- Southwest Garden
- Solar Panels (Owned)
- Family Bathroom
- Sea Views
- Well Presented
- Integral Garage
- Shower/Utilities Room
- No Onward Chain



Entrance Hall

Kitchen 3.94m x 2.64m (12'11" x 8'8")

Lounge 6.50m x 3.63m (21'4" x 11'11")

Shower Room

Separate WC

Conservatory 6.30m x 2.64m (20'8" x 8'8")

Landing

Bedroom One 5.64m x 3.28m (18'6" x 10'9")

Bedroom Two 3.66m x 3.07m (12" x 10'1")

Bedroom Three 4.39m x 3.28m (14'5" x 10'9")

Bathroom

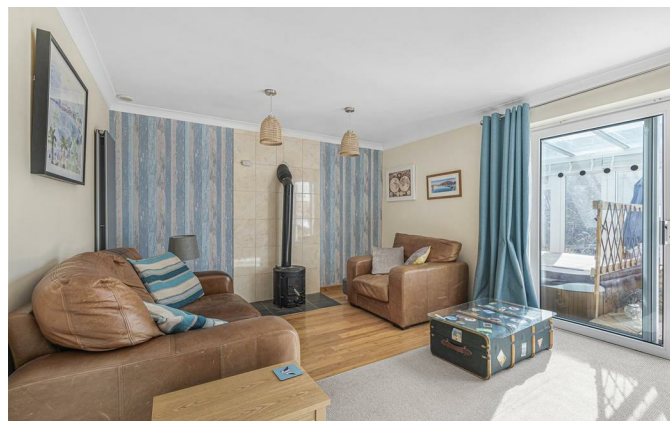
Rear Garden

Garden Studio 3.05m x 2.41m (10" x 7'11")

Garage 4.98m x 2.59m (16'4" x 8'6")

EPC: C

Council Tax Band: D





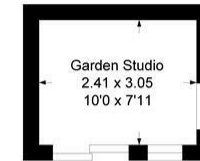
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Approximate Gross Internal Floor Area = 134.29 sq m / 1446 sq ft

Garage Area = 12.43 sq m / 134 sq ft

Outbuilding Area = 7.35 sq m / 79 sq ft

Total Area = 154.08 sq m / 1659 sq ft



Outbuilding

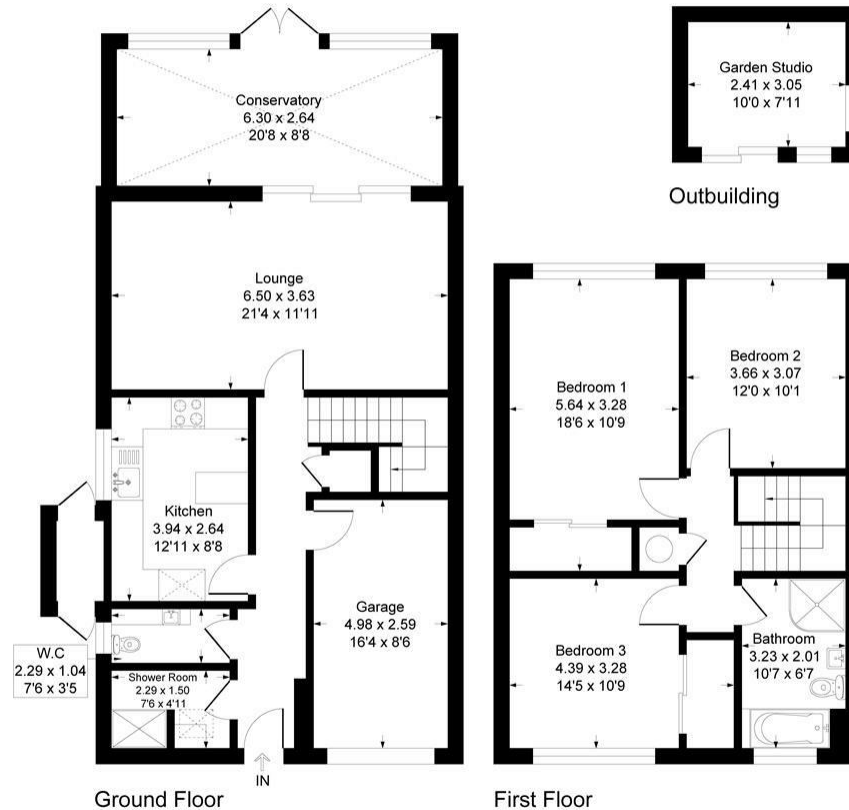


Illustration for identification purposes only, measurements are approximate, not to scale

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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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