



Rockleigh Warwick Road, Seaford, BN25 1RG

ROWLAND
GORRINGE

Rockleigh Warwick Road Seaford BN25 1RG

£400,000

A light, surprisingly spacious 1930s semi-detached character house conveniently situated for the town centre and all its amenities.

Superbly presented throughout, the property retains much of the original character/period features including stripped wood panel doors, picture rails, balustrade, fireplaces and quarry tile window sills. The accommodation comprises of a spacious entrance hall, living room to the front with original fireplace. There is a contemporary kitchen/dining room with white units, tiled flooring, gas range cooker, two walk in larder cupboards and patio door onto the courtyard garden. A downstairs walk-in cloaks cupboard could be converted, subject to building regulations, into a downstairs cloakroom/WC. Upstairs you have three bedrooms, bathroom and a separate WC. 'Rockleigh' is believed to have been built for a daughter of the architect who designed the house. Further features/benefits include low maintenance front garden and courtyard rear garden, double glazed windows/doors, uPVC clad fascia/soffits, gas fired central heating with updated radiators and Worcester boiler. Viewing is highly recommended.

The low maintenance rear courtyard is private, with secure side access to the front and has a brick tool/store cupboard. To the front is a small lawn bordered by lavender bushes, whilst a flint walls runs to the rear.

Surrounded by the South Downs National Park, the seaside town of Seaford benefits from two golf courses, a seafront promenade and beach, railway station with 90 minute service to London Victoria. The town centre features a range of shops, cafes, restaurants, pubs, parks and leisure facilities



- Semi-Detached
- Town Centre Location
- Kitchen/Dining Room
- Stripped Wood Floorboards
- House
- 3 Bedrooms
- Character/Period Features
- Private Courtyard Garden



Porch	
Hall	
Kitchen/Dining Room	5.84m x 4.19m (19'1" x 13'8")
Living Room	4.45m x 3.81m (14'7" x 12'5")
Landing	
Bedroom 1	5.18m x 3.63m (16'11" x 11'10")
bedroom 2	3.48m x 3.18m (11'5" x 10'5")
Bedroom 3	3.45m x 2.11m (11'3" x 6'11")
Bathroom	
Separate WC	
Courtyard Garden	
Front Garden	
Council Tax Band: D	
EPC: D	





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Approximate Gross Internal Floor Area = 105.40 sq m / 1135 sq ft

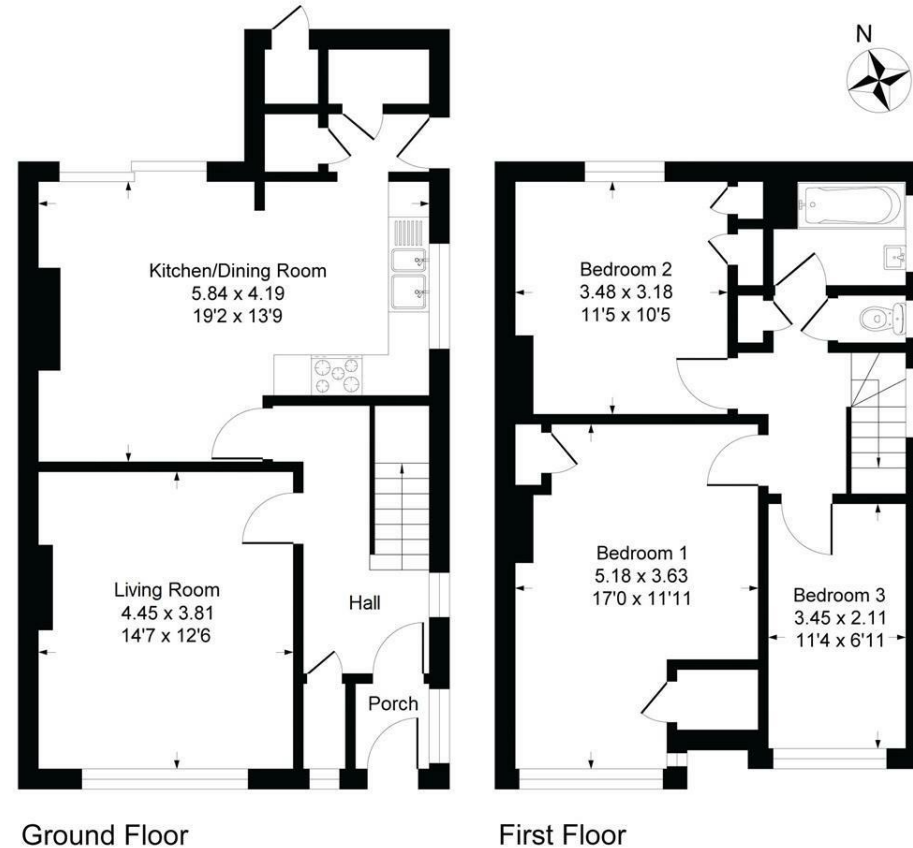


Illustration for identification purposes only, measurements are approximate, not to scale

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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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