



3 Court Leet Steyne Road, Seaford, BN25 1QJ

ROWLAND  
GORRINGE

# 3 Court Leet Steyne Road Seaford BN25 1QJ

## £299,950

A well presented two bedroom house, conveniently located close to the town centre and seafront/beach.

The property offers good sized accommodation with two double bedrooms, a living/dining room with door onto the southerly courtyard garden, a kitchen, bathroom, ground floor WC. Gas fired central heating, uPVC double glazing windows and doors.

The southerly aspect paved rear garden is enclosed by timber fencing, gated rear access to the car park.

NB. This property comes with an off street parking space which is on a leasehold tenure, with approximately 56 years remaining. Allocated Parking Space: Service charge is approx £60 per Quarter

Ideally located between Seaford' town centre and the unspoilt seafront promenade/beach. The coastal town of Seaford itself is surrounded by the South Downs National Park and is the largest town within the Lewes district. There are various shops, cafes, public houses, two medical surgeries and leisure activities varying from two golf courses, a sailing club, mountain biking, hiking, football, rugby and numerous others. Transport links with bus services to Eastbourne and Brighton, a railway station with services to London/Victoria and the nearby town channel port of Newhaven has daily services to Dieppe, a busy yacht marina and fishing fleet.



- Freehold House
- Close to Town Centre
- Close to Seafront
- Two Bedrooms
- Well Presented
- Parking Space
- South Facing Rear Garden
- Vendor Suited



Entrance Hall

Kitchen/Breakfast Room 3.43m x 1.73m (11'3" x 5'8")

Living/Dining Room 5.49m x 3.66m (18" x 12")

Cloakroom

Bedroom One 3.66m x 3.35m (12" x 11")

Bedroom Two 3.00m x 2.87m (9'10" x 9'5")

Bathroom

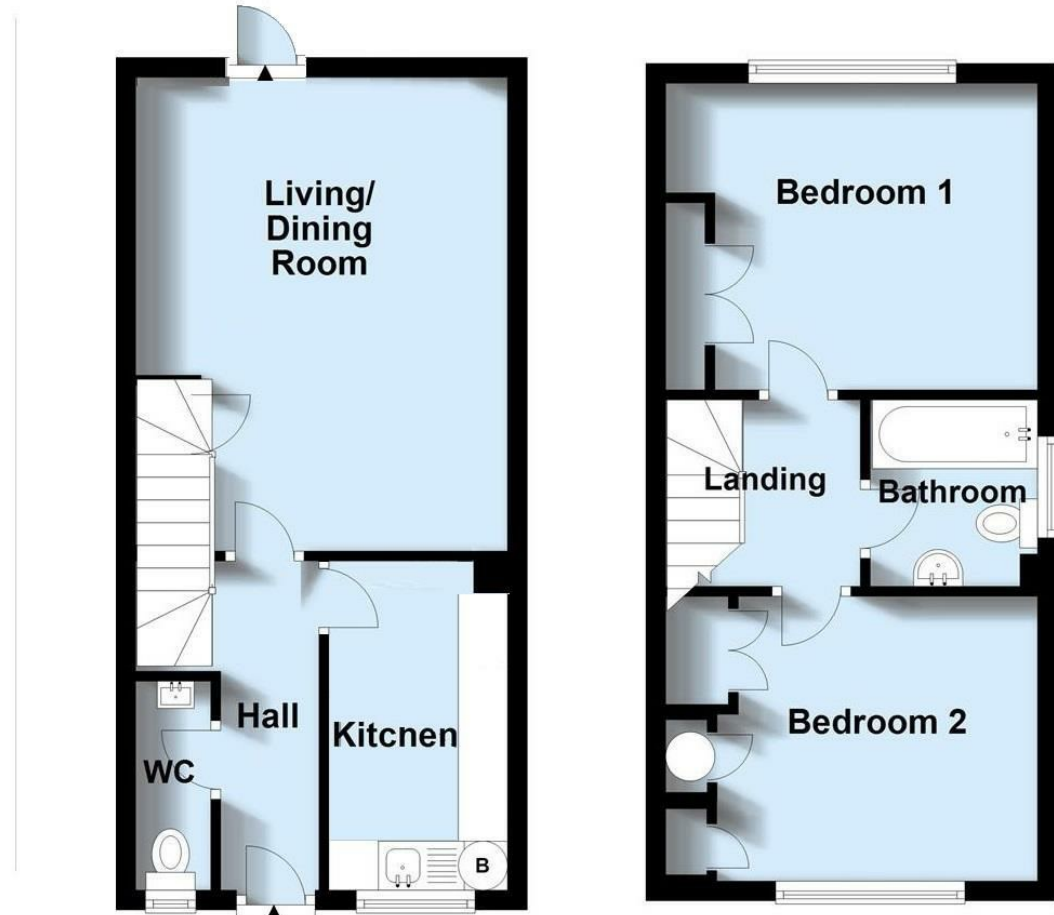
Parking Space

Rear Garden

EPC: C

Council Tax Band: C





## Rowland Gorringe 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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