



7 Meads Road, Seaford, BN25 1SY

ROWLAND
GORRINGE

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Offers In Excess Of £600,000

An attractive three bedroom detached character house with 70ft rear garden, garage and off road parking. Situated in one of Seaford's most desired roads being within proximity to the town centre. No ongoing chain.

Built Circa 1950's, with the same owner since new this light and bright house offers spacious and well kept accommodation comprising; Welcoming entrance hall, through and open living room with diner (formally two rooms), dual aspect, fire place, parquet flooring and quarry tiled sills. The kitchen overlooks and provides access to the impressive rear garden. A cloakroom completes the ground floor accommodation.

To the first floor there are three bedrooms, family bathroom and separate cloakroom wc. There is a further boarded attic room which could be converted into a further bedroom subject to planning consents.

The property is extremely well looked after externally and

internally but also offers a great opportunity to modernise and extend if required.

Outside to the front there is a driveway providing access to the garage and off road parking, remainder lawn area and path to the front door.

The landscaped and attractive rear garden is mainly laid to lawn, approximately 70ft in length boasting an array of fruit trees, shrubs and flowers in full bloom. Patio seating areas, outbuildings and useful summer house make this garden a real area to enjoy.

Meads Road is close to the town centre and nearby Crouch Gardens Park is within 150 metres, providing play park, peace garden, football field and picnic area. With ease to access to leisure facilities, bus services and a wide range of shopping facilities, coffee shops, cafes, restaurants, pubs, doctors surgeries, library, station with direct service to London Victoria and Brighton this property is ideally located.

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.









Entrance Hall

Through Lounge/Dining Room

24'7" x 12'5" (7.49m x 3.78m)

Kitchen

11'4" x 9'1" (3.45m x 2.77m)

Cloakroom

Landing

Bedroom One

15'62 x 12'6" (4.57m x 3.81m)

Bedroom Two

12'6" x 11'8" (3.81m x 3.56m)

Bedroom Three

8'6" x 8'2" (2.59m x 2.49m)

Bathroom

Separate WC

Boarded Loft Space

13'5" x 9'5" (4.09m x 2.87m)

Garage

20'5" x 9'3" (6.22m x 2.82m)

Rear Garden

Summer House

8'7" x 6'8" (2.62m x 2.03m)

EPC: D

Council Tax Band: E





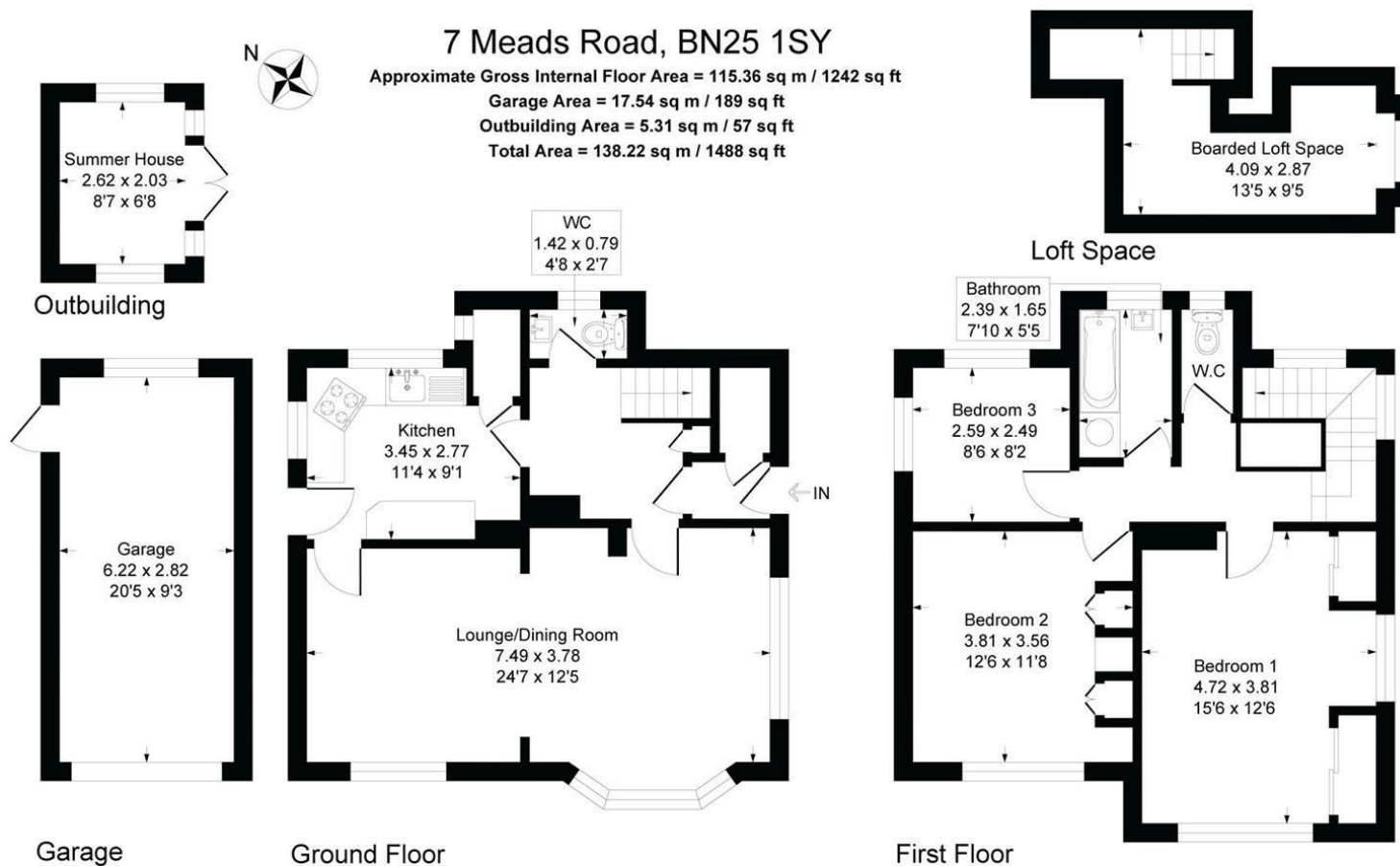


Illustration for identification purposes only, measurements are approximate, not to scale

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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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