



12 Maple Fields, Seaford, BN25 3ER

ROWLAND
GORRINGE

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£375,000

A deceptively spacious and well presented three storey end of terrace house in the popular Maple Fields development. Close to picturesque country walks and in demand Primary School.

The property is light and bright throughout offering pretty views to the front, internal accommodation comprises; entrance hall, kitchen with matching wall and base cupboards, space for appliances, wall mounted boiler, window to front aspect. The delightful living/ dining area over looks and boasts French doors which lead onto the rear patio. A cloakroom/wc and downstairs storage cupboard completes the ground floor. To the first floor there are three bedrooms (bedrooms 3 and 4 are adjoined) and a family bathroom. To the top floor there is a spacious principal suite with study/ dressing area and further ensuite shower room.

Outside to the rear the garden is paved and low maintenance,

access to the parking and garage can be found via the rear gate.

Built in 2007 by Bloor Homes Maple Fields backs onto the South Downs National Park. Excellent local primary Schools and parades of shops can be found in nearby Lexden Drive. Seaford is enclosed by the South Downs and English Channel with 1 ½ miles of uncommercialised seafront beach and promenade.

The town offers a wide range of shopping facilities, cafes, restaurants, public houses, railway links to Gatwick airport and London Victoria and bus services to Eastbourne/ Brighton. There are several nursery and primary schools, secondary school and sixth form college. A wide range of leisure activities can also be found ranging from a sailing club, two golf courses, bowls, kayaking, cycling and a leisure centre.

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

Kitchen

13'3" x 7'9" (4.04m x 2.36m)

Lounge

15'9" x 14'8" (4.80m x 4.47m)

Cloakroom

First Floor Landing

Bedroom Two

14'8" x 12'2" (4.47m x 3.71m)

Bedroom Three

8'11" x 7" (2.72m x 2.13m)

Bedroom Four

8'11" x 7'2" (2.72m x 2.18m)

Bathroom

7'9" x 7'9" (2.36m x 2.36m)

Second Floor Landing

Bedroom One

14'8" x 13'2" (4.47m x 4.01m)

En-Suite

7'9" x 7'9" (2.36m x 2.36m)

Study

6" x 5'1" (1.83m x 1.55m)

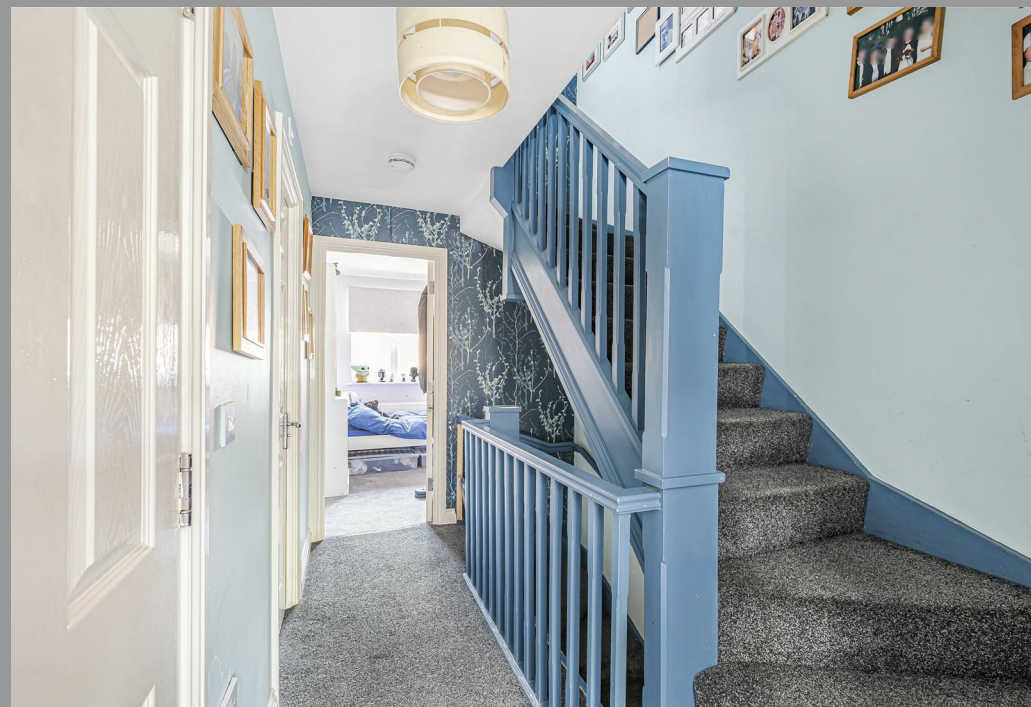
Rear Garden

Garage

14'1" x 8'2" (4.29m x 2.49m)

EPC: C

Council Tax Band: D





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Approximate Gross Internal Floor Area = 112.40 sq m / 1210 sq ft

Garage Area = 10.68 sq m / 115 sq ft

Total Area = 123.09 sq m / 1325 sq ft

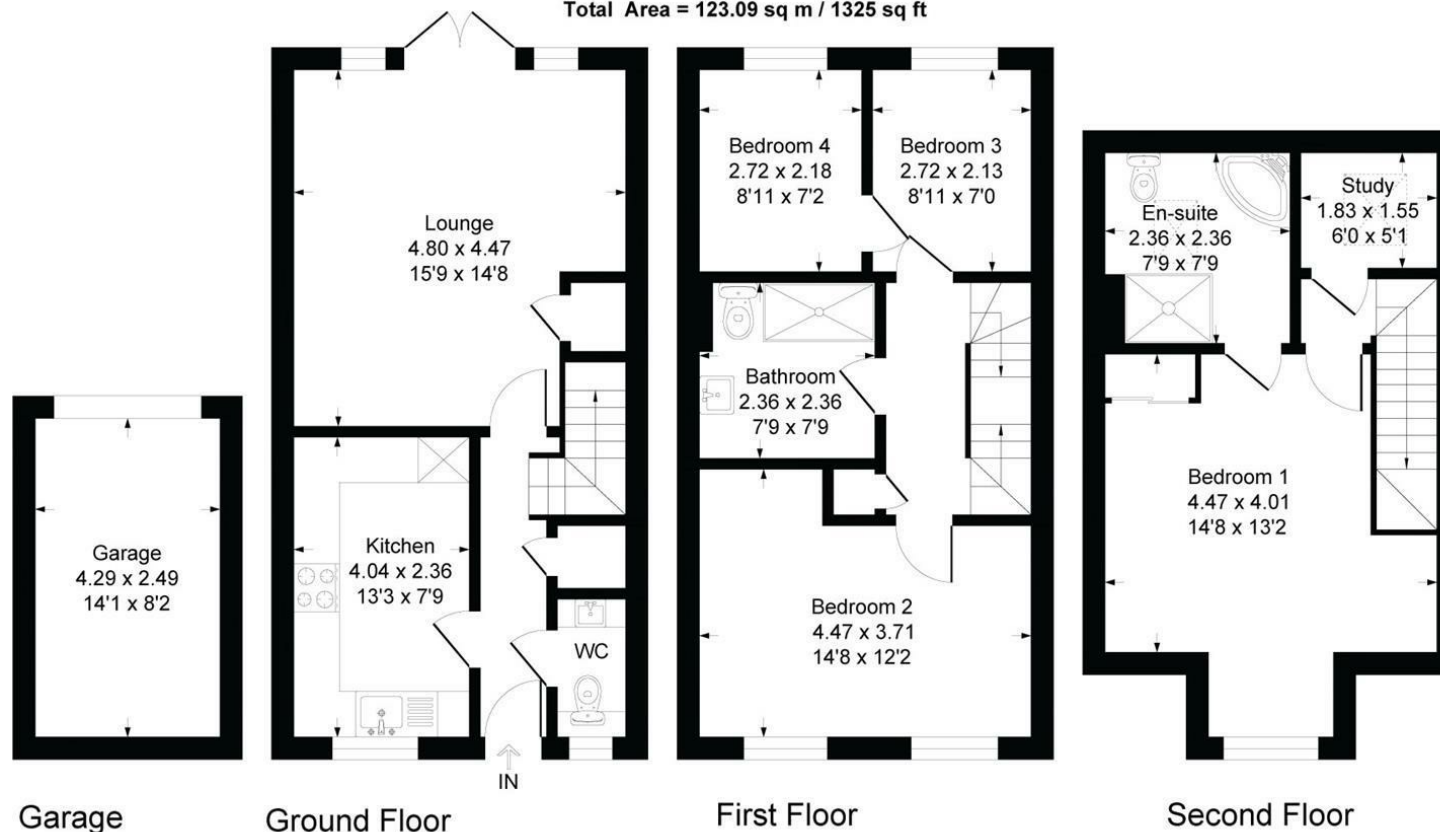


Illustration for identification purposes only, measurements are approximate, not to scale

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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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