



36 Bodiam Close, Seaford, BN25 3TT

ROWLAND
GORRINGE

36 Bodiam Close Seaford BN25 3TT

£360,000

A light and bright semi-detached house with 3 bedrooms, generous southerly rear garden and located within a popular residential close.

Redecorated and maintained recently by the current owner, this property now boasts a spacious kitchen/breakfast room, having matching wall and base cupboards, space for appliances with views over the attractive rear garden. The through aspect living/dining room has patio doors leading to the conservatory which further over looks and leads onto the garden via French doors. A useful porch and cloakroom/wc completes the ground floor accommodation. Upstairs you have three good size bedrooms (bedroom 1 with shower) and the family bathroom.

Outside: The secluded and sunny south facing rear garden has 2 areas, a variety of established trees and shrubs, vegetable garden, sheds and gated side access. To the front there is ample off-road parking.

Bodiam Close is ideally located for local shops, a park with playground and bus stops, with services to Brighton or Eastbourne. The sought after Chyngton primary school and Seaford Head Secondary school are both within walking distance. 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.



- 1070 Square Foot
- Off Road Parking
- Popular Close
- Close to Shops
- Three Bedrooms
- South Facing Rear Garden
- Close to Schools
- No Ongoing Chain



Entrance Porch	
Entrance Hall	
Kitchen/Dining Room	4.29m x 4.01m (14'1" x 13'2")
Cloakroom	
Living Room	5.46m x 3.91m (17'11" x 12'10")
Conservatory	3.58m x 2.59m (11'9" x 8'6")
Landing	
Bedroom One	3.91m x 3.25m (12'10" x 10'8")
Shower	
Bedroom Two	2.87m x 2.57m (9'5" x 8'5")
Bedroom Three	2.54m x 2.51m (8'4" x 8'3")
Bathroom	
EPC: C	
Council Tax Band: C	





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Approximate Gross Internal Floor Area = 99.4 sq m / 1070 sq ft

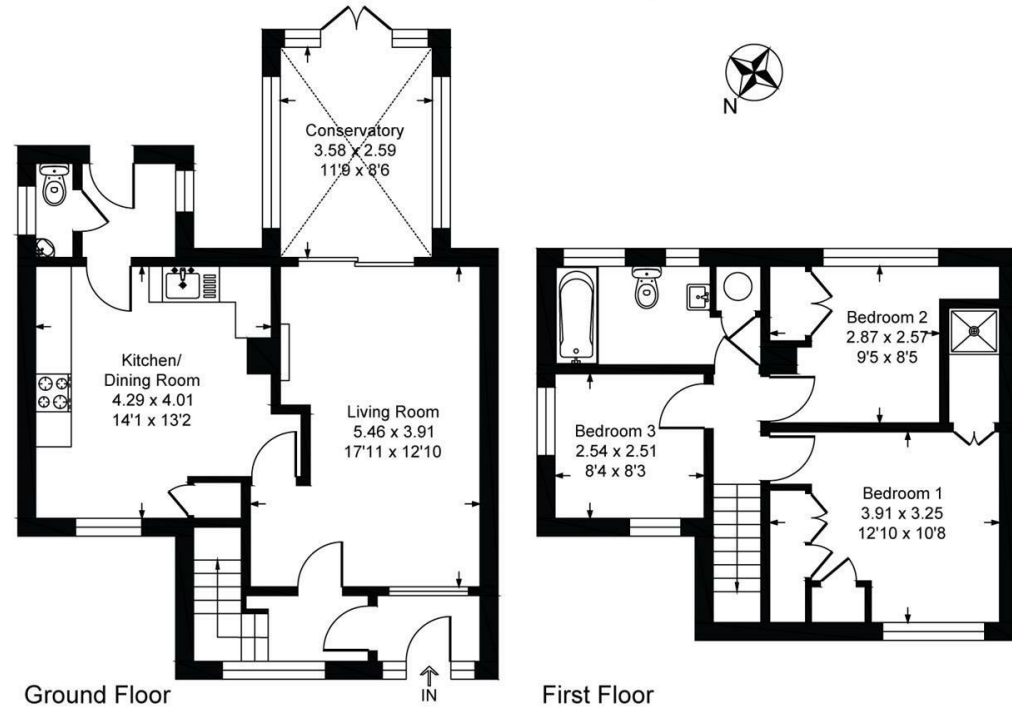


Illustration for identification purposes only, measurements are approximate, not to scale

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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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