



3 Kingston Green, Seaford, East Sussex, BN25 4NB

ROWLAND  
GORRINGE

# 3 Kingston Green Seaford East Sussex BN25 4NB £525,000

A detached 4 double bedroom house with southerly rear garden and no onward chain.

Spacious and light this house has 3 good sized reception rooms comprising of: a 17' living room to lie to the front with a dual aspect; the dining room sits behind, with views over the garden to Seaford Head and with a french door onto the garden: there is also a conservatory leading from the kitchen again with views over the garden to Seaford Head as well as French door onto the garden and patio. The kitchen is dual aspect with a view of the garden through the conservatory. The utility room sits between kitchen and dining room. There are 2 hall cupboards and a cloakroom completes the ground floor accommodation. Upstairs the generous landing has a dual aspect, an airing cupboard and a hall cupboard. The primary bedroom has fitted wardrobes and a dual aspect. Whilst bedrooms 2 and 3 have southerly views to Seaford Head. Completing the internal accommodation is a bathroom/wc and a separate shower room.

Outside the south-easterly rear garden is mainly laid to lawn with established flower/shrub borders. A large patio adjoining the house and there is a greenhouse. A path leads to secure side access to the front as well as arear door into the sizeable garage. The garage is larger than average, has several windows and power. The front garden is laid to lawn with a wide drive to the side leading to the property and garage.

Kingston Green is located within the sought after South East quarter of Seaford, close to Seaford Head golf course, yet within easy reach of schools, leisure centre and recreation grounds, local shops and bus services. Seaford town centre with all its amenities, railway station, delightful downland walks, seafront promenade and beach are all within approximately one mile. Surrounded by the South Downs National Park and enjoying more than a mile of un-commercialised esplanade and beach, Seaford has a wide range of shopping facilities, restaurants, coffee houses and tea rooms. It also benefits from a station with rail link to London Victoria in 90 minutes, regular bus services to Brighton and Eastbourne, a leisure centre and many other recreational facilities.



- Approximately 1826 sq ft
- 4 Double Bedrooms
- Southerly Rear Garden
- Bathroom/WC
- Utility Room
- Detached House
- 3 Receptions
- Double Garage
- Shower Room
- No Onward Chain



|                     |                                 |
|---------------------|---------------------------------|
| Entrance Porch      |                                 |
| Entrance Hall       |                                 |
| Kitchen             | 4.06m x 2.95m (13'4" x 9'8")    |
| Living Room         | 5.38m x 4.22m (17'8" x 13'10")  |
| Dining Room         | 3.73m x 3.30m (12'3" x 10'10")  |
| Conservatory        | 3.71m x 2.54m (12'2" x 8'4")    |
| Utility             | 2.34m x 1.24m (7'8" x 4'1")     |
| Cloakroom           |                                 |
| Bedroom One         | 4.22m x 3.33m (13'10" x 10'11") |
| Bedroom Two         | 3.73m x 2.87m (12'3" x 9'5")    |
| Bedroom Three       | 2.97m x 2.74m (9'9" x 9")       |
| Bedroom Four        | 2.72m x 2.44m (8'11" x 8")      |
| Bathroom/WC         | 2.01m x 1.88m (6'7" x 6'2")     |
| Shower Room         |                                 |
| Rear Garden         |                                 |
| Garage              | 5.08m x 4.32m (16'8" x 14'2")   |
| EPC: D              |                                 |
| Council Tax Band: F |                                 |
| Tenure: Freehold    |                                 |





### 3 Kingston Green, BN25 4NB

Approximate Gross Internal Floor Area = 146.66 sq m / 1579 sq ft

Garage Area = 22.96 sq m / 247 sq ft

Total Area = 169.62 sq m / 1826 sq ft



### Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

www.rowlandgorringe.co.uk



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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