



6 Ashurst Road, Seaford, East Sussex, BN25 1AH

ROWLAND
GORRINGE

6 Ashurst Road Seaford East Sussex BN25 1AH £500,000

Deceptively spacious, this wonderful Edwardian semi detached house has been extended to provide 5 double bedrooms, 2 bathrooms and 3 receptions.

A tiled chequers styled footpath leads to the house and a covered porch. Stripped floorboards lead you through the hall to the living room with bay window to the front, stripped wood floorboards, plastered chimney and working wood burner. Originally the dining room the now newly carpeted and painted 'family' room has French-doors onto the garden. To the rear of the house is the dual aspect kitchen/dining room with views onto the garden and door leading to the side conservatory. The first floor you will find the first bathroom as well as bedrooms 2,3 and 4. Bedrooms 2 and 4 have fitted wardrobes. The second floor has been extended into with 2 double attic bedrooms a 2nd bathroom and a large hall cupboard that had been a separate toilet (and still retains plumbing should the need arise).

Outside the westerly rear garden is private and is enclosed by flint walls. A brick leads through the middle of the lawn to a patio area and shed. There is also a secure side gate to the front. To the front is an established flower and shrub garden.

Character features to the property include picture rails, stripped wood flooring, stripped 4 panel doors and high skirting.

Ashurst Road is ideally situated within close proximity to the town centre and its wide range of shops, A259 coastal road (with bus service to Brighton & Eastbourne every 15mins) and railway station (with links to London (Victoria) and Brighton). This family sized house is close to both a primary and secondary schools located on nearby Steyne Road/Sutton Avenue. A large park with children's play area is also located within a few hundred yards. The uncommercialised seafront promenade and beach are located less than a ¼ of a mile of the property.

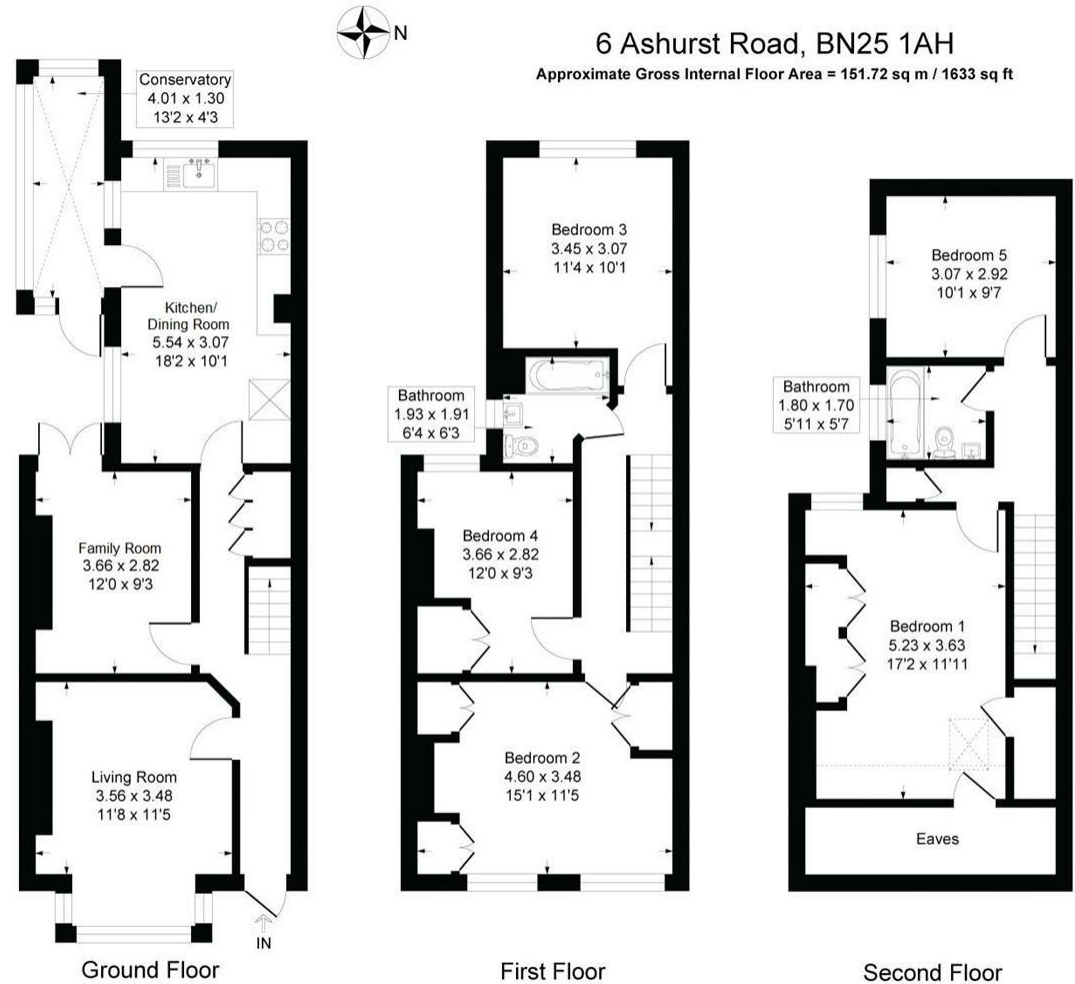


- Approximately 1633sq ft.
- 5 Double Bedrooms
- 2 Bathrooms
- Private Flint Walled Garden
- The Crouch Park is Close by
- Semi Detached Character House
- 3 Receptions
- Deceptively Spacious & Versatile
- Close to Town Centre
- Close to Secondary & Primary Schools



Hall	
Living Room	3.56m x 3.48m (11'8" x 11'5")
Family Room	3.66m x 2.82m (12'0" x 9'3")
Kitchen/Dining Room	5.54m x 3.07m (18'2" x 10'0")
Conservatory	4.01m x 1.30m (13'1" x 4'3")
First Floor Landing	
Bedroom 2	4.60m x 3.48m (15'1" x 11'5")
Bedroom 3	3.45m x 3.07m (11'3" x 10'0")
Bedroom 4	3.66m x 2.82m (12'0" x 9'3")
Bathroom	1.93m x 1.91m (6'3" x 6'3")
Second Floor Landing	
Bedroom 1	5.23m x 3.63m (17'1" x 11'10")
Bedroom 5	3.07m x 2.92m (10'0" x 9'6")
Bathroom 2	1.80m x 1.70m (5'10" x 5'6")
Rear Garden	
Front Garden	
Council Tax Band: D	
EPC: C	
Tenure: Freehold	





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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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