



36 East Street, Seaford, BN25 1AA

ROWLAND
GORRINGE

36 East Street
Seaford
BN25 1AA

£325,000

A deceptively spacious this town centre, mid terraced house has 2 receptions on the ground floor: of which the living room is located to the front with bay window and the dining room is directly behind looking onto the rear garden, both have chimneys. The kitchen lies next to the dining room with window and UPVC stable style rear door onto the garden. The first floor has 2 double bedrooms, a shower wet room with airing cupboard and a separate toilet. On the second floor there is eaves storage from the landing and the remaining double and single bedrooms. The double bedroom on this floor has pleasant views over Seaford town to St Leonards church.

Outside the rear garden is private with flint and brick wall boundaries. Predominately laid to paving, the garden is very low maintenance with one raised bed to the side and a secure back gate onto a twitten. The front garden is again mainly laid to paving with shrub borders and steps lead to the property.

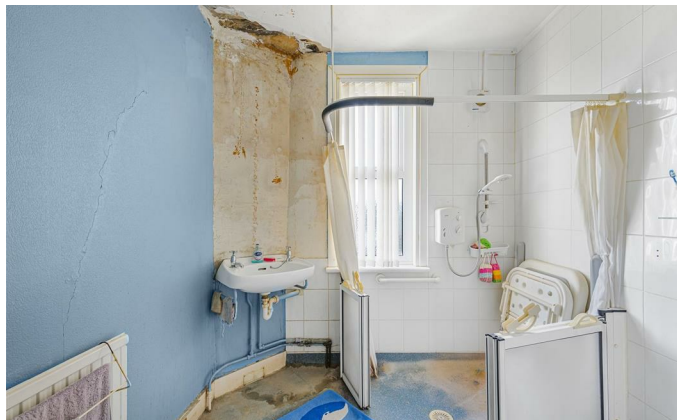
Ideally located, East Street is within Seaford town centre which offers a variety of shops, cafes, restaurants, access to the A259 coastal bus services to Brighton/Eastbourne and a railway station with services to Brighton and London. GP surgeries and some schools are within ½ mile, as is the beach and sea.



- Approximate Total Floor 1157sq ft.
- 4 Bedrooms
- Private Garden
- Some Refurbishment Needed
- No Onward Chain
- Town Centre Location
- Arranged Over 3 Floors
- Views Over Town Centre
- Close to Crouch Gardens Park



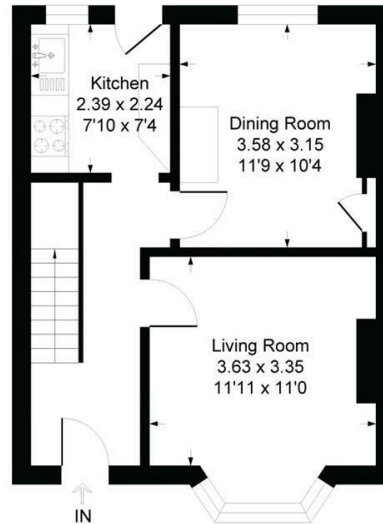
Entrance Hall	
Kitchen	2.39m x 2.24m (7'10" x 7'4")
Dining Room	3.58m x 3.15m (11'9" x 10'4")
Living Room	3.63m x 3.35m (11'11" x 11")
First Floor Landing	
Bedroom One	3.35m x 3.35m (11" x 11")
Bedroom Two	3.56m x 3.18m (11'8" x 10'5")
Shower Room	
Separate WC	
Second Floor	
Bedroom Three	3.66m x 3.48m (12" x 11'5")
Bedroom Four	3.66m x 2.06m (12" x 6'9")
Rear Garden	
EPC: D	
Council Tax Band: C	
Tenure: Freehold	



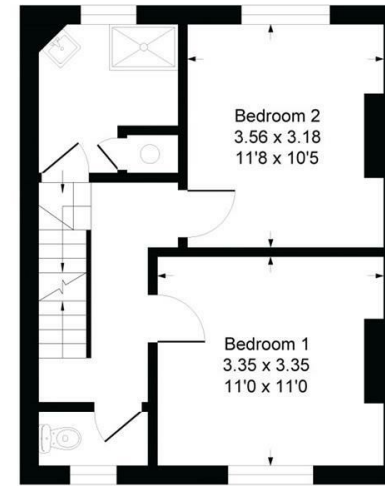


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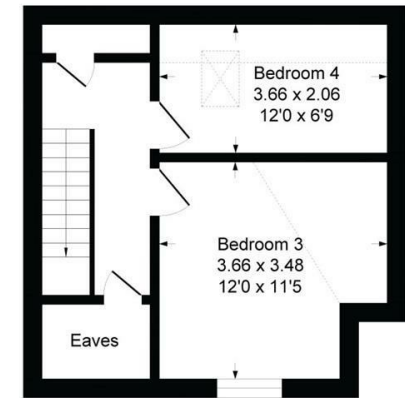
Approximate Gross Internal Floor Area = 107.51 sq m / 1157 sq ft



Ground Floor



First Floor



Second Floor

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

Rowland Gorrington Estate Agents

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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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