



Nought Marine Drive, Seaford, BN25 2RT

ROWLAND
GORRINGE

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**Guide Price -
£650,000-£700,000**

A beautifully presented three double bedroom detached bungalow with the most stunning sea and harbour views. Situated on a great size plot offering ample off road parking, garage and no onward chain.

The property is entered via the front entrance hall opening into the dining room, with doors to the lounge and the kitchen. The kitchen is fitted with a modern range of wall and base units and benefits from integral appliances and a separate utility/laundry room with a boiler cupboard and a door to the garage.

The lounge offers generous space with a feature fireplace and a set of large patio doors allowing ample natural light, fantastic sea views and access onto the rear patio, with a door to the inner hall, which has a built-in airing cupboard and gives access to the three double bedrooms and the two modern shower room suites.

The property is set on a generous sized plot, with an extensive front driveway proving off-road parking for multiple vehicles and access to the integral double garage. To the rear is a westerly aspect paved patio garden featuring a raised sun terrace with an overhead timber gazebo, well-stocked plant beds with small trees and shrubs, and fantastic direct views towards the sea and Newhaven harbour

Set within the Bishopstone area, Marine Drive has an elevated position and lies approximately one and a half miles from Seaford Town Centre and all its amenities. There is a local bus service with stops nearby and the main bus services to Eastbourne/Brighton are available on the nearby A259. On the neighbouring hill you will find Bishopstone railway station with direct routes to Brighton, Lewes and London Victoria. The seafront promenade, Sailing club and beach are within approximately half a mile.









Entrance Hall

Kitchen

16'7" x 8'6" (5.06m x 2.61m)

Utility Room

9'11" x 9'11" (3.03 x 3.03)

Dining Area

11'8" x 8'6" (3.58m x 2.61m)

Living Room

19'9" x 16'6" (6.03m x 5.03m)

Hallway

Bedroom One

14'8" x 13'8" (4.48m x 4.19m)

En-Suite

Bedroom Two

10'11" x 12'5" (3.33m x 3.80m)

Bedroom Three

12'7" x 9'7" (3.85m x 2.93m)

Shower Room

Garage

16'9" x 16'2" (5.12 x 4.94)

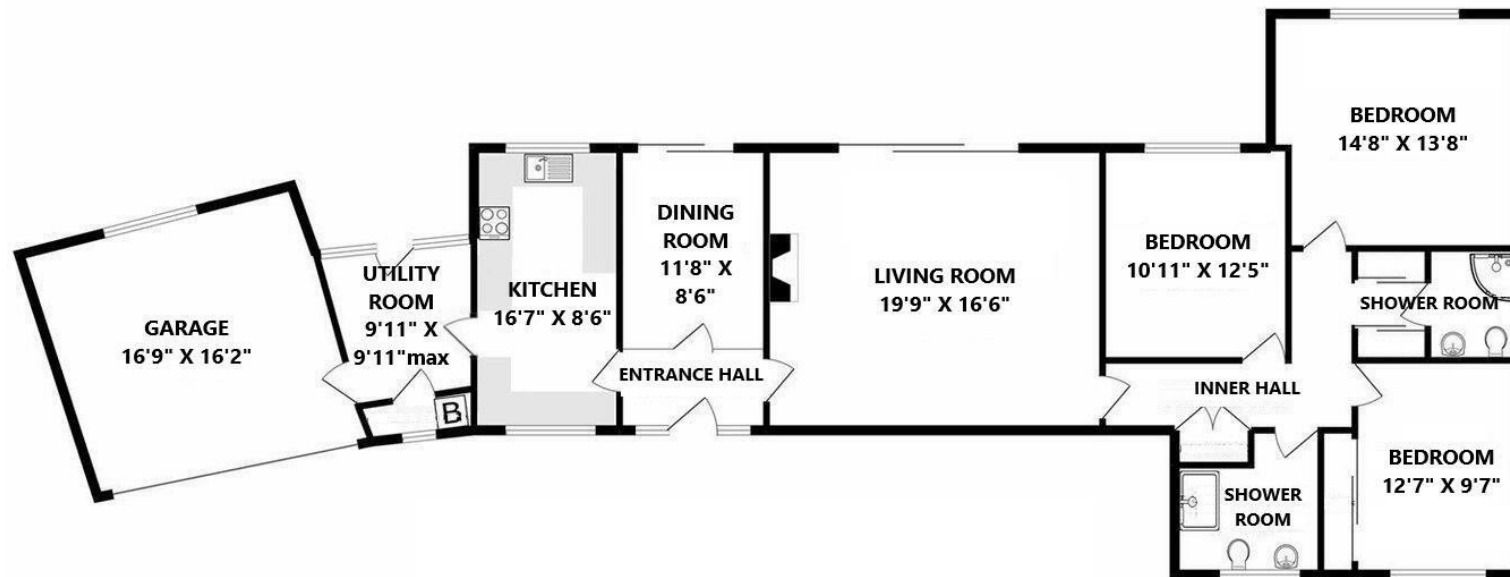
Rear Garden

EPC - D

Council Tax Band - E







GROUND FLOOR
152.1 sq.m. (1637 sq.ft.) approx.

Rowland Gorrings 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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