



32 Quarry Lane, Seaford, BN25 3BJ



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Seaford  
BN25 3BJ

£350,000

Approaching the property via a paved drive the property is light throughout with a southerly rear garden. Well presented the property could benefit from some modernisation but offers well apportioned accommodation. The 22' living/dining room spans across the rear of the property with onto the garden and enjoys a southerly aspect. Both double bedrooms sit to the front and have built in double wardrobes. The kitchen is to the side, with side door to the garden and serving hatch to the living/dining room.

The rear garden is south facing, private and predominantly laid to lawn with sizeable patio adjoining the property. A side door gives access to the garage and there is also secure side access to the front. The front has to one side with driveway running to the property and attached garage.

Quarry Lane is superbly located for countryside walks, Chalvington recreation field and play park, Cradle Hill primary school, local shops and bus services. Seaford town centre with its range of shops, cafes, parks, pubs, beach, bus and rail services can be found within one and a half miles.



- Approximate Floor 956sq ft.
- 2 Double Bedrooms
- South Facing Garden
- Tenure Freehold
- Detached Bungalow
- 22' Living/Dining Room
- Garage
- No Onward Chain





Hall	
Living/Dining Room	6.99m x 3.56m (22'11" x 11'8")
Kitchen	3.35m x 3.10m (10'11" x 10'2")
Bedroom 1	3.99m x 3.15m (13'1" x 10'4")
Bedroom 2	
Bathroom	
Separate Wc	
Garage	
Drive	
Front Garden	
Rear Garden	
Council Tax Band: D	
EPC: D	
Tenure Freehold	





32 Quarry Lane, BN25 3BJ  
 Approximate Gross Internal Floor Area = 74.64 sq m / 803 sq ft  
 Garage Area = 14.21 sq m / 153 sq ft  
 Total Area = 88.85 sq m / 956 sq ft

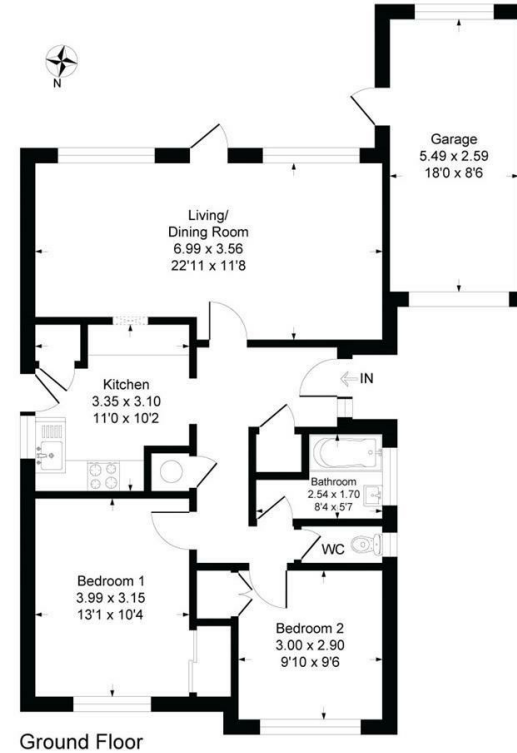


Illustration for identification purposes only, measurements are approximate, not to scale

## 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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