



11 Churchill Road, Seaford, BN25 2UL

ROWLAND  
GORRINGE

11 Churchill Road  
Seaford  
BN25 2UL

£425,000

A deceptively spacious and well presented two double bedroom split level bungalow located off the popular Princess Drive.

Refurbished by the current owners being light and bright throughout boasting spacious accommodation comprising, entrance hall, two double bedrooms both to the front aspect, modern and refitted family bathroom, stairs leading up to the cloakroom, living room with patio doors leading to the rear, kitchen diner over looking and providing access to the spacious rear garden.

Outside to the front garden there is off road parking leading to the garage and steps leading to the front door, whilst the rear garden is a fantastic size mainly laid to lawn with further patio seating area including a bbq area.

Churchill Road is located off Princess Drive with local Co-Op supermarket within approximately 5 minutes' walk. Seaford town centre with its range of shops, pubs, cafes, parks, bus and rail services, beach and promenade can be found within one and a half miles.



- 1229 Square Foot
- Detached
- Garage
- Great Size Plot
- Split Level
- Well Presented Throughout
- Spacious Room Sizes
- Modern Bathroom
- Close to Shops
- Popular Location



Entrance Hall

Bedroom One 4.50m x 3.45m (14'9" x 11'4")

Bedroom Two 4.14m x 3.61m (13'7" x 11'10")

Bathroom 2.54m x 2.31m (8'4" x 7'7")

Stairs

Kitchen/Dining Room 4.75m x 2.74m (15'7" x 9")

Living Room 6.55m x 4.32m (21'6" x 14'2")

Cloakroom

Rear Garden

Off Road Parking

Garage 5.59m x 3.07m (18'4" x 10'1")

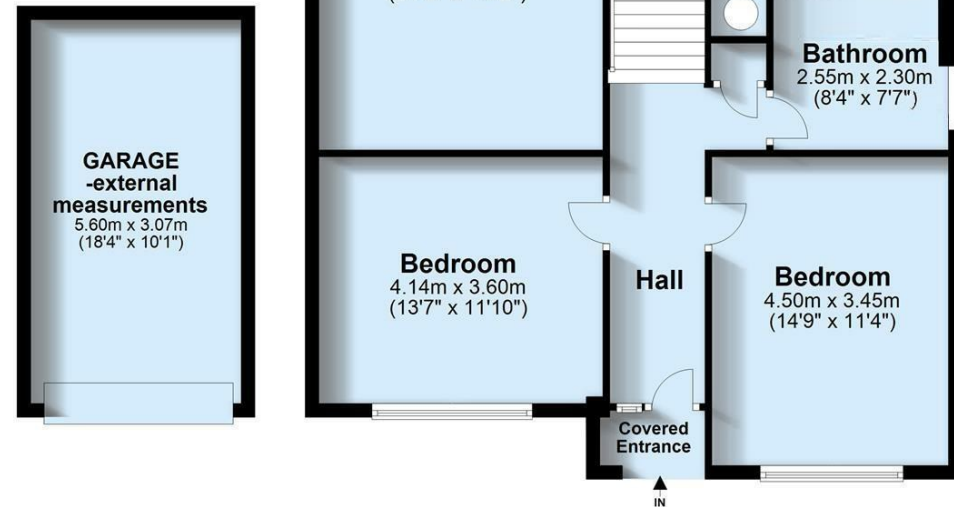
EPC: D

Council Tax Band: E





Approx. 114.3 sq. metres (1229.9 sq. feet)



Total area: approx. 114.3 sq. metres (1229.9 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.  
Plan produced using PlanUp.

## 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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