



1 Old Market Cottage Broad Street North, Seaford, BN25 1LW

ROWLAND
GORRINGE

1 Old Market Cottage

Broad Street North Seaford

BN25 1LW

Offers In Excess Of £300,000

A deceptively spacious and well presented two bedroom mid terrace town house on three floors located in the heart of Seaford town centre. Historically, the house formed part of Clinton Hall Theatre, and celebrated its 100th birthday on 18th June 2024

This impressive house really has to be seen to appreciate the size and charm. The property has been redecorated throughout to include a modern kitchen and bathroom. Internally the property comprises; front entrance leading to the spacious entrance lobby, stairs lead down to the useful store, cloakroom/wc and utility area. The stunning living room boasts extremely high ceilings with double doors leading to the refitted kitchen breakfast room, equipped with appliances, wall mounted boiler (fitted August 2025, with 10 year guarantee) and window to rear aspect. The first floor offers a spacious principal bedroom, modern bathroom, bedroom two and French doors which open out onto the south facing roof terrace.

Broad Street North/ Clinton Lane is ideally located within Seaford town centre, railway station and bus services. The town centre offers a wide range of shopping facilities, coffee shops, cafes, restaurants, pubs and library. Seaford is surrounded by the South Downs National Park and the English Channel and offers an un-commercialised seafront promenade and many leisure activities.



- 1072 Sq Ft
- Freehold
- Roof Terrace
- Well Presented
- Three Storey House
- Unique Character House
- Deceptively Spacious
- Spacious Living Room
- Town Centre Living
- New boiler with 10 year guarantee fitted August 2025.



Entrance Lobby

Living Room 4.88m x 3.76m (16" x 12'4")

Kitchen/Breakfast Room 3.76m x 2.95m (12'4" x 9'8")

Lower Ground Floor

W/C

Store Room 2.59m x 1.96m (8'6" x 6'5")

First Floor Landing

Bedroom One 4.52m x 3.81m (14'10" x 12'6")

Bedroom Two 2.95m x 1.88m (9'8" x 6'2")

Roof Top 1.88m x 1.52m (6'2" x 5")

Bathroom 2.24m x 1.91m (7'4" x 6'3")

EPC: D

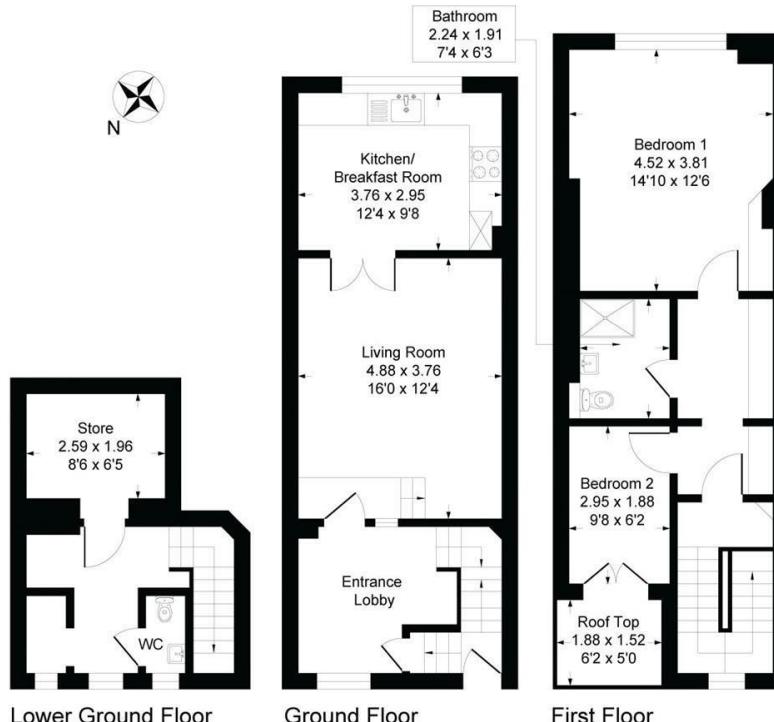
Council Tax Band: C





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Approximate Gross Internal Floor Area = 99.61 sq m / 1072 sq ft



Rowland Gorringe 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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