



**152 Vale Road, Seaford, BN25 3HE**

ROWLAND  
GORRINGE

# 152 Vale Road Seaford BN25 3HE

£350,000

A well presented three bedroom semi detached house with ample off road parking and great size south facing rear garden.

The entrance benefits from a radiator, under stairs cupboard, cloaks cupboard and utility cupboard housing a modern combination boiler. The living room is a good size room with a decorative fireplace, a radiator and a window to the front. The dining area is a good size with a radiator and bay window overlooking the front. The kitchen has been fitted with a good range of wall and base units comprising a sink and drainer with mixer taps with cupboards below, a built in electric oven, hob and filtered hood above, plumbing and space for a washing machine, part tiled walls, a radiator and a window and door to the rear.

There are stairs to the first floor landing with a window to the side. The cloakroom has been fitted with a close coupled w/c, wall mounted wash hand basin, part tiled walls and a window overlooking the rear. The bathroom has been fitted with a white suite comprising a panel bath with mixer taps, electric Mira shower over, wash hand basin, part tiled walls and a window to the rear.

There are three bedrooms. The main bedroom is a good size double room with a radiator and window overlooking the front. Bedroom two is a good size double bedroom with a radiator and overlooks the front while bedroom three is to the rear.

Outside to the front there is ample off road parking, side access and path to the front door. The rear garden has a paved patio area with steps to a lawn which is enclosed with timber fencing and a side access. There are steps to an enclosed section of garden, currently used as a vegetable area with a timber shed and raised beds.

Located in Vale Road the property is ideally close to a primary school, local shops in both Lexden Road/Alfriston Road, Bus stops close by with routes to Eastbourne/Brighton, Seaford town centre with its comprehensive range of shops, cafes, library, medical centres, railway station, seafront promenade and beach are all within one and a quarter miles.



- Approximately 877 Square Feet
- Close to Schools
- Semi Detached
- Close to Shops
- Corner Plot
- Well Presented
- Ample Off Road Parking
- South Facing Garden



## Entrance Hall

Kitchen 3.02m x 2.03m (9'11" x 6'8")

Living Room 6.50m x 4.04m (21'4" x 13'3")

Utility Cupboard

Landing

Bedroom One 4.01m x 3.02m (13'2" x 9'11")

Bedroom Two 3.33m x 3.02m (10'11" x 9'11")

Bedroom Three 3.02m x 2.03m (9'11" x 6'8")

Bathroom

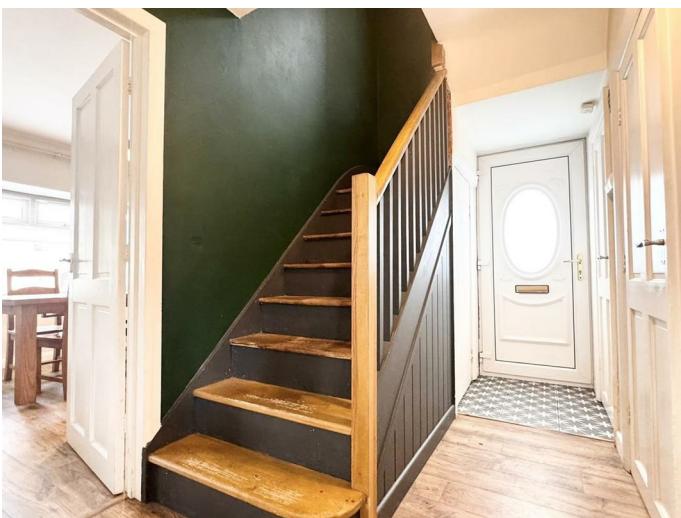
Separate W/C

Rear Garden

EPC: C

Council Tax Band: C



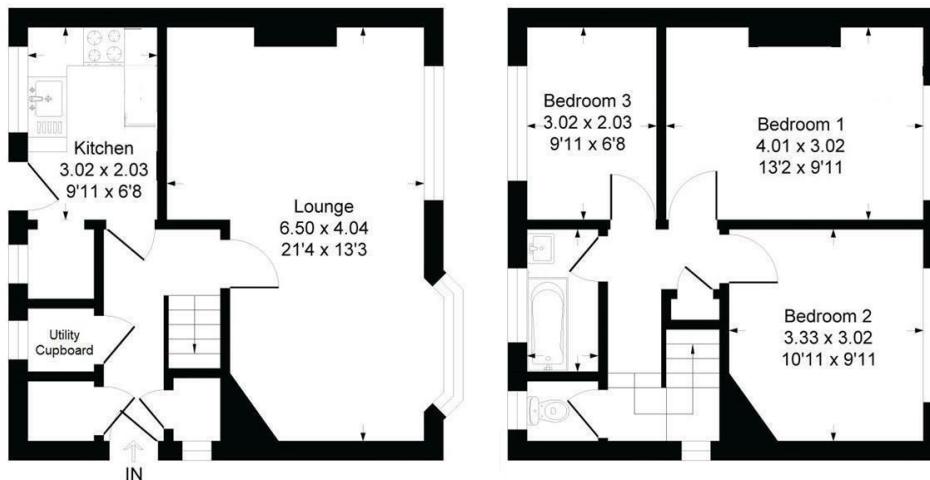


## Rowland Gorringe Estate Agents

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**Vale Rd, BN25**  
 Approximate Gross Internal Floor Area = 81.47 sq m / 877 sq ft



Ground Floor

First Floor

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



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.

