



47 Vale Road, Seaford, BN25 3EZ

47 Vale Road  
Seaford  
BN25 3EZ

£350,000

A three bedroom semi detached house with a charm and character throughout offering scope to extend and improve. Further benefits include a garage and no onward chain.

The house is located in an elevated position with off road parking and garage to the front then steps which lead up to the front door. Internally there is entrance hall leading to the lounge which over looks the rear garden. The dining room with feature fire and brick surround over looks the front aspect. The kitchen has matching wall and base cupboards, window to the rear and access onto the side lean with further access onto the garden. To the first floor there are three bedrooms and a family bathroom.

Outside to the rear there are is a patio seating area, lawn area and further side area which leads scope to extend subject to planning consents. The front garden is tiered whilst there is off road parking and a garage.

Located in Vale Road the property is ideally close to 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.



- Three Bedrooms
- Character
- Garage
- Pleasant Views
- Two Reception Rooms
- Scope to Extend
- No Onward Chain
- Front & Rear Garden



Entrance Hall

Kitchen 3.43m x 2.87m (11'3" x 9'5")

Living Room 6.32m x 3.33m (20'9" x 10'11")

Dining Room 4.09m x 3.43m (13'5" x 11'3")

Side Lean

Landing

Bedroom One 3.53m x 3.40m (11'7" x 11'2")

Bedroom Two 4.29m x 2.49m (14'1" x 8'2")

Bedroom Three 3.56m x 2.87m (11'8" x 9'5")

Bathroom

Separate WC

Rear Garden

Store Room

Garage 5.41m x 2.29m (17'9" x 7'6")

EPC: D

Council Tax Band: C





## 47 Vale Road, BN25 3EZ

Approximate Gross Internal Floor Area = 95.2 sq m / 1025 sq ft

Garage Area = 12.3 sq m / 133 sq ft

Total Area = 107.5 sq m / 1158 sq ft

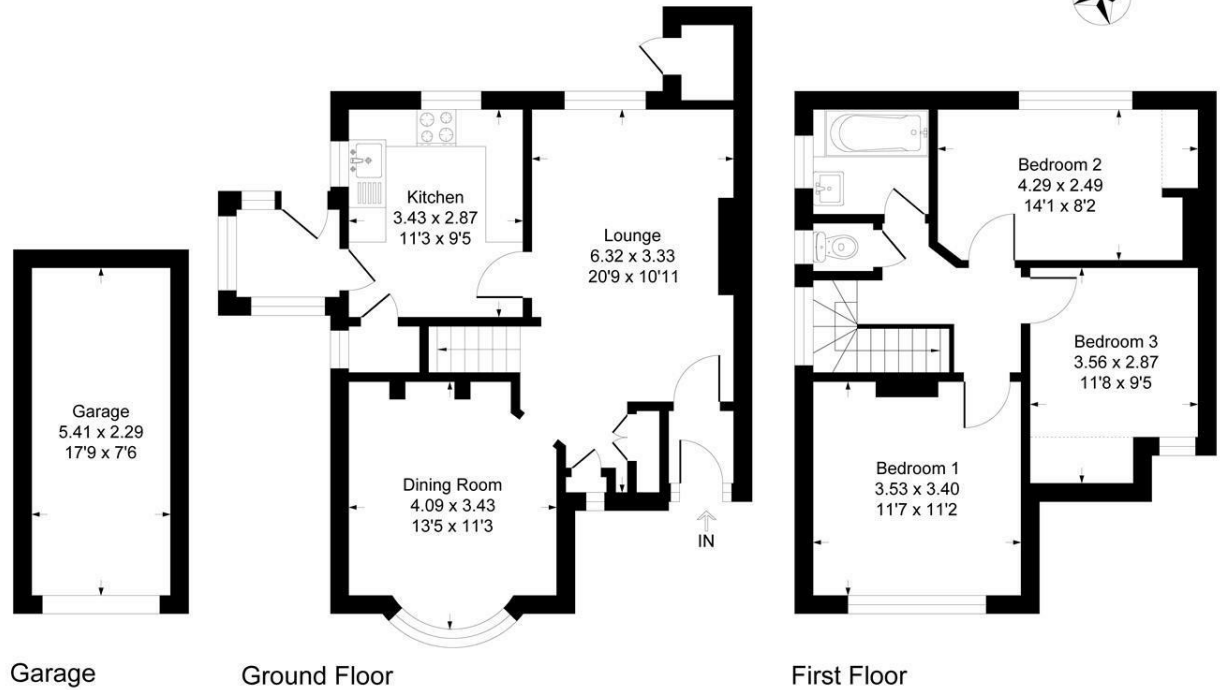


Illustration for identification purposes only, measurements are approximate, not to scale

### Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorrington.co.uk

www.rowlandgorrington.co.uk



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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