



29 Richington Way, Seaford, BN25 3HT

ROWLAND  
GORRINGE

# 29 Richington Way, Seaford, BN25 3HT

£450,000

An extremely well presented 4 bedroom semi detached chalet style house with useful garden room, ample off road parking, garage and located on a no through road.

Deceptively spacious the property is arranged over 2 floors - The ground floor consists of a light living room to the front with bay window. Bedroom four and modern and deluxe ground floor bathroom. The impressive kitchen and dining area boasts French doors which lead on to the garden. The kitchen area has matching wall and base cupboards, work top which extends to a breakfast bar, some integrated appliances and doors to the rear. Stairs lead from the dining room to the first floor landing.

The first floor has 3 bedrooms, of which the master has a spacious walk in dressing room. A modern shower room completes the internal accommodation.

There is ample off road parking to the front and side leading to the garage, gated side access.

The rear garden is mainly laid to lawn

with further patio seating area, decked seating areas and path leading to the access into the garage and also a garden office which has a shower room, electrics and insulation.

Situated just off the Alfriston Road, Richington Way is a no through road, approximately half a mile from countryside walks. Local shops, leisure centre, parks and bus service can be found on nearby Alfriston Road, whilst Seaford town centre, with its comprehensive range of shops, parks, library, cafes, restaurants, pubs, seafront promenade and railway station, can be found within one and a quarter miles.

Surrounded by the South Downs National Park, Seaford, has over two miles of uncommercialised promenade and beach, and offers a wide range of shopping facilities, a choice of restaurants, cafes and bars. There are nursery, primary, secondary schools and a 6th form college. Seaford also boasts two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. The railway station offers a service to London (Victoria 90 minutes). The adjoining cross Channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.









## Entrance Hall

## Living Room

14'8" x 11'3" (4.47m x 3.43m)

## Kitchen/Dining Room

23'7" x 12'1" (7.19m x 3.68m)

## Bathroom

9" x 6" (2.74m x 1.83m)

## Bedroom Four

9'10" x 7'11" (3.00m x 2.41m)

## First Floor Landing

## Bedroom One

13'10" x 11'11" (4.22m x 3.63m)

## Dressing Room

8'7" x 7'6" (2.62m x 2.29m)

## Bedroom Two

11'4" x 10'6" (3.45m x 3.20m)

## Bedroom Three

10'9" x 9'8" (3.28m x 2.95m)

## Shower Room

7'5" x 4'5" (2.26m x 1.35m)

## Front Garden and Driveway

## Rear Garden

## Garden Office

10'7" x 8'11" (3.23m x 2.72m)

## Shower Room

8'11" x 2'6" (2.72m x 0.76m)

## Garage

14'10" x 8'11" (4.52m x 2.72m)

## EPC: C

## Council Tax Band: C



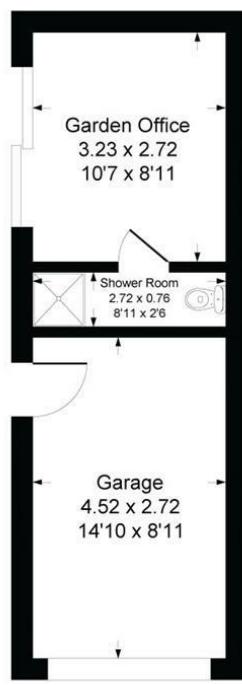


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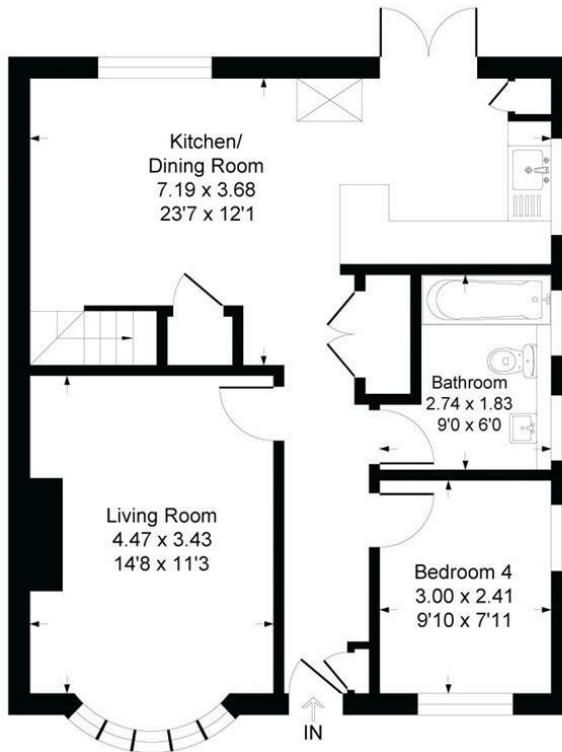
Approximate Gross Internal Floor Area = 112.41 sq m / 1210 sq ft

Garage Area = 23.96 sq m / 258 sq ft

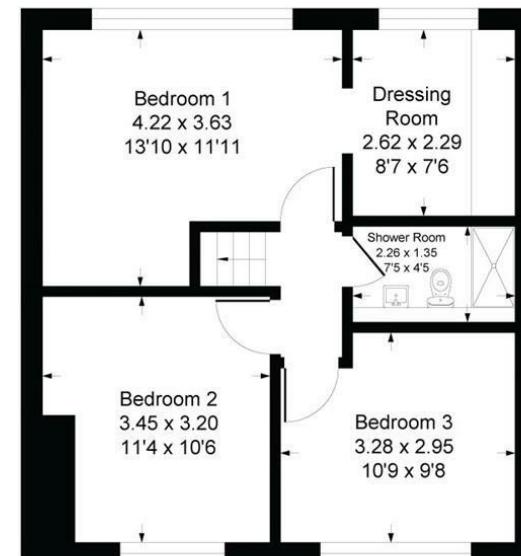
Total Area = 136.37 sq m / 1468 sq ft



Garage



Ground Floor



First Floor

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

## 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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