



30 Kedale Road, Seaford, BN25 2BX

ROWLAND
GORRINGE

30 Kedale Road, Seaford, BN25 2BX

Guide Price £650,000

An attractive and rarely available semi detached 'Edwardian' house boasting a wealth of charm and character throughout, retaining many of the original features to include feature fireplaces to all the principal rooms, decorative coving and high ceilings.

The house was built in 1912-1913, and designed by local architect Rowland Hawke Halls, in the Arts and Crafts style.

The spacious ground floor offers a welcoming and open entrance porch ideal for sitting and enjoying afternoon sun, internally the dual aspect living room has a lovely inglenook fireplace with open fire. Dining room with window to the front, feature fire place and serving hatch into the kitchen. A kitchen breakfast room leads through to the utility room, store, wc and pantry.

To the first floor there are four bedrooms, bedrooms 1 & 2 having views to the sea, whilst

bedroom 3&4 over looks the attractive rear garden. A family bathroom completes the first floor.

Outside to the front and side it is mainly laid to lawn, path to the front door, brick and flint borders. Variety of trees and shrubs. The rear garden is a great size being secluded, mainly laid to lawn, fence and brick wall borders, seating area, well established shrubs and trees.

Ideally situated on Kedale Road, within close proximity to the town centre and its wide range of shops, A259 coastal road (with bus service to Brighton & Eastbourne every 15mins) and railway station (with links to London (Victoria) and Brighton). The uncommercialised seafront promenade and beach are located less than a ¼ of a mile of the property.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.









Entrance Porch

Entrance Hall

Living Room

19'1" x 15" (5.82m x 4.57m)

Dining Room

16" x 11'6" (4.88m x 3.51m)

Kitchen/Breakfast Room

15'9" x 9'6" (4.80m x 2.90m)

Utility Room

12'5" x 5'6" (3.78m x 1.68m)

Pantry

Cloakroom

Store

9'3" x 8'10" (2.82m x 2.69m)

Landing

Bedroom One

13'11" x 11'5" (4.24m x 3.48m)

Bedroom Two

15'4" x 10'11" (4.67m x 3.33m)

Bedroom Three

12'5" x 11" (3.78m x 3.35m)

Bedroom Four

13" x 9'2" (3.96m x 2.79m)

Bathroom

11'1" x 5'9" (3.38m x 1.75m)

Rear Garden

EPC: E

Council Tax Band: E





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Approximate Gross Internal Floor Area = 153.39 sq m / 1651 sq ft

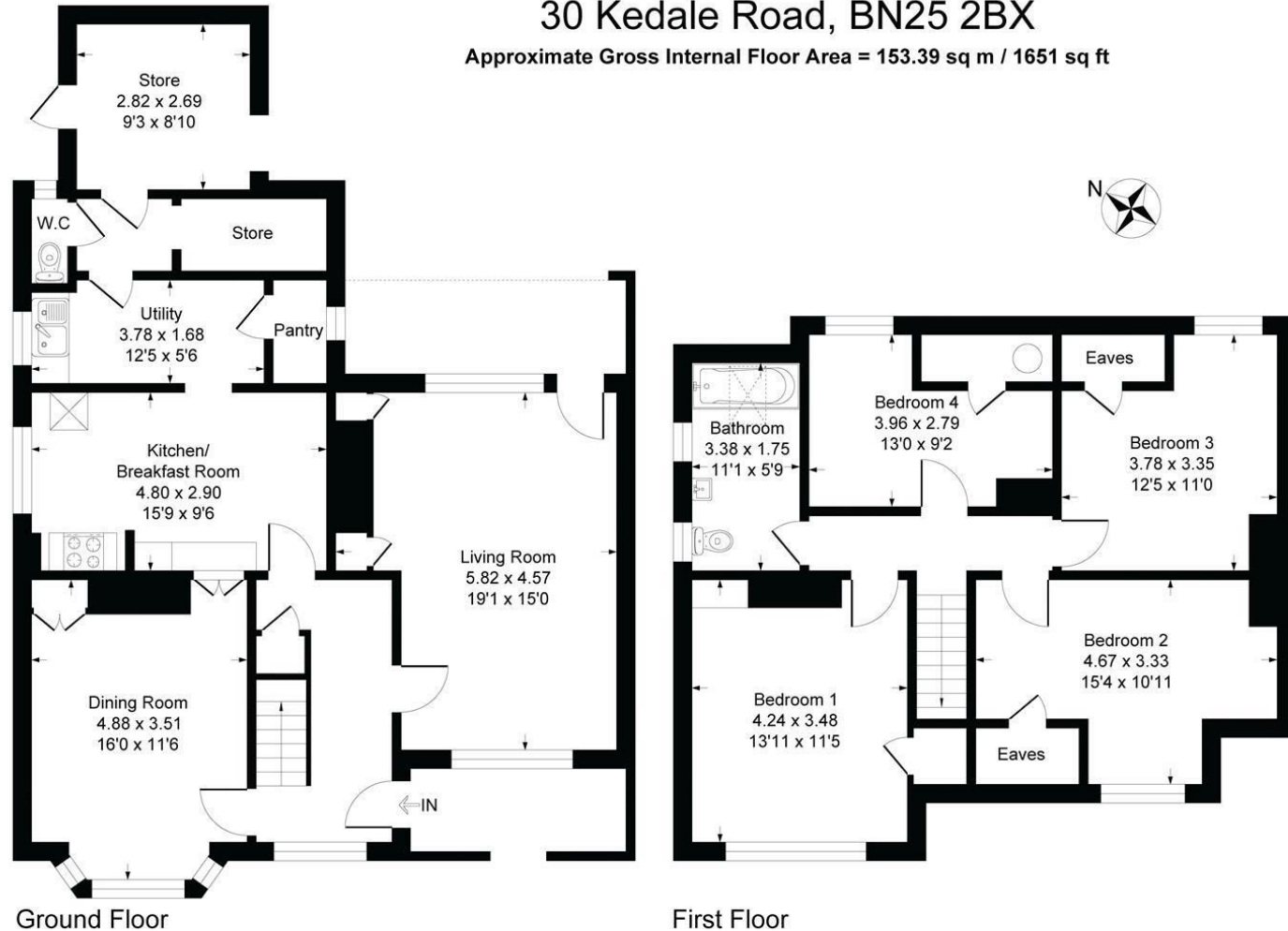


Illustration for identification purposes only, measurements are approximate, not to scale

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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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