



Vale Road, Seaford, BN25 3HH

Seaford

Guide Price

£325,000

LEE WILKINSON

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Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Situated in a popular and established residential area, this well presented three bedroom, semi-detached home offers comfortable and versatile living accommodation. The property benefits from a convenient location close to a range of local amenities, well-regarded schools and excellent bus routes, providing easy access to surrounding areas. Externally, the property further benefits from a detached garage, providing valuable additional storage and off road parking. An appealing home in a sought-after residential location, offering excellent access to everyday amenities and transport.

Property Ref; LW0712





Entrance Hall

A spacious and welcoming entrance area, with useful storage cupboard providing space for coats and shoes. Doors leading through to cloakroom and lounge, with stairs rising to the first floor.

Cloakroom - 1.55m x 1.22m (5'1" x 4'0")

Fitted with a modern white suite comprising WC and wash hand basin, with useful cupboard area and window to the side aspect.

Lounge - 6.59m x 3.9m (21'7" x 12'9")

A bright and attractive living space with windows overlooking the front aspect, creating a light and comfortable room.



Kitchen - 4.89m max x 2.27m max (16'0" x 7'5")

Fitted with a range of both wall and base units with complimentary worksurface over. Space for a freestanding cooker, fridge/freezer and space and plumbing for washing machine. Window to the rear aspect overlooking the rear garden. Door through to;

Dining Room - 3.02m x 3.84m (9'10" x 12'7")

A pleasant and relaxing space with French doors opening onto the rear garden, providing a lovely connection between the indoor and outdoor living areas, and a perfect space for summer entertaining.



1st Floor

Landing

The landing provides access to all three bedrooms, the bathroom as well as a fully boarded loft space, providing excellent additional storage, and airing cupboard, which also houses the boiler.

Shower Room - 3.31m x 1.21m (10'10" x 3'11")

A recently updated family shower room, with a modern white suite including W/C, wash basin and large walk-in shower with overhead mixer shower. Obscured window to side aspect.

Bedroom One - 2.41m x 3.89m (7'10" x 12'9")

A bright well-proportioned bedroom, featuring a generous range of built in wardrobes and a window to the front aspect.

Bedroom Two - 3.31m x 2.91m (10'10" x 9'6")

Another good-sized double bedroom with window to the front aspect.



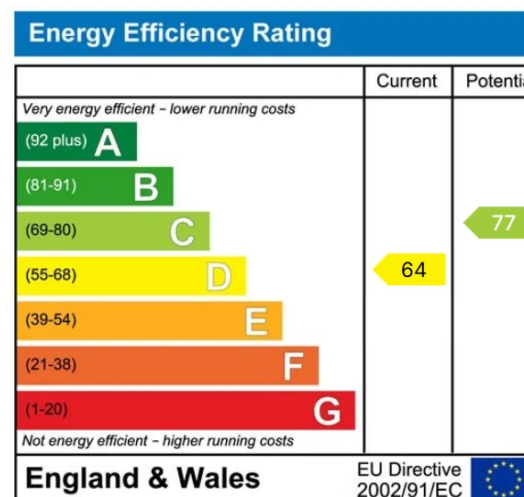


Bedroom Three - 3.07m x 2.16m (10'0" x 7'1")

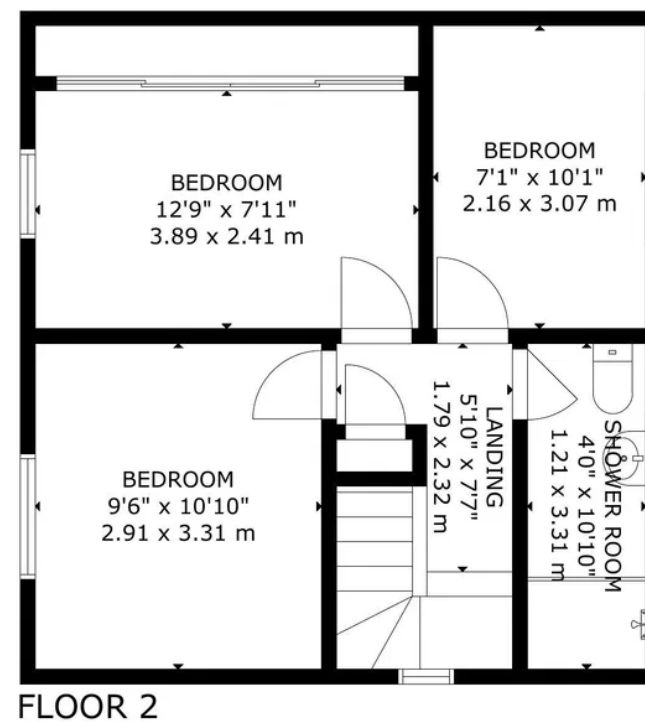
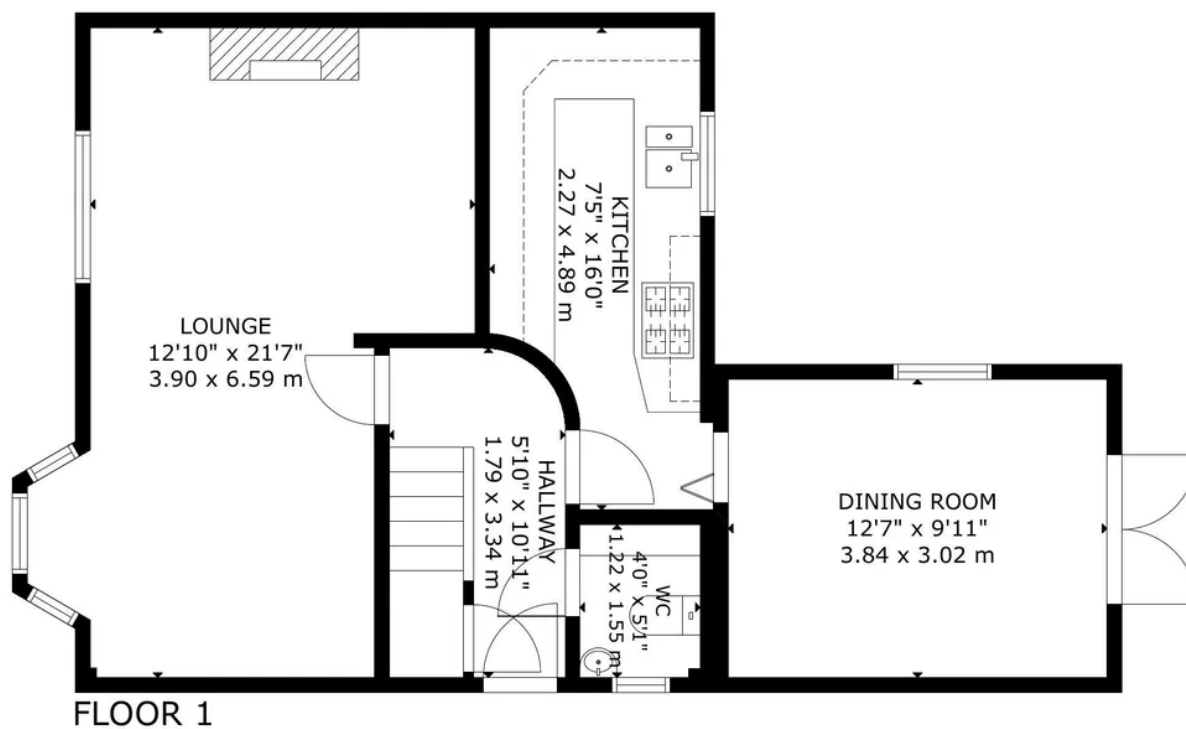
A versatile third bedroom offering good proportions and window overlooking the rear aspect.

Outside

The front of the property provides a good sized space, laid to shingle, for easy maintenance, with access to the front door and path leading to the rear garden. The space to the rear features a large patio area, with steps leading to a further shingled area, providing a good combination of entertaining and low-maintenance outdoor space. To the rear of the garden, a gate provides access to off-road parking, together with a detached garage, which has an electricity supply. The garage has excellent versatility and could be used for secure vehicle storage, a workshop, home office or additional storage.



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GROSS INTERNAL AREA
 TOTAL: 94 m²/1,019 sq.ft
 FLOOR 1: 54 m²/583 sq.ft, FLOOR 2: 40 m²/436 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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