



1 Ashurst Road, Seaford, East Sussex, BN25 1AH



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Seaford, East Sussex,  
BN25 1AH**

**£400,000**

A semi detached character house within the town centre of Seaford. An attractive covered porch leads into a second enclosed porch with tiled floor synonymous for the period. To the front, a bay fronted living room has fire place, decorative architrave and picture rails. Directly behind you find the dining room with access into the kitchen. From the kitchen a door takes you into the side passage/porch which leads to a the downstairs WC, a large store cupboard and utilities room. Completing the ground floor is the family room located to the rear, overlooking and with access onto the westerly rear garden. Upstairs you have the 3 bedrooms with the principal bedroom measuring an impressive 17'. There is also a bathroom with separate toilet and an airing cupboard.

Although dated the property has been well maintained and gives the opportunity to acquire a town centre character house with

garage, as well as a westerly rear garden. Character features to the property include panelled doors, architrave, picture rails and bannisters.

Enclosed by brick and flint walls, the westerly rear garden is predominately laid to lawn with flower to the boundaries and a patio. The garage is also set within the garden with side access. The flint boundary wall continues down the side of the property to the front garden, which is paved with central flower bed.

Ashurst Road is ideally situated 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). This family sized house is close to both a primary and secondary schools located on nearby Steyne Road/Sutton Avenue. A large park with children's play area is also located within a few hundred yards. The uncommercialised seafront promenade and beach are located less than a ¼ of a mile of the property.

















**Entrance Porch**

**Hall**

**Living Room**

13'10" x 12'4" (4.22m x 3.76m)

**Dining Room**

10'11" x 10'7" (3.33m x 3.23m)

**Family Room**

11'10" x 11'1" (3.61m x 3.38m)

**Kitchen**

8'5" x 5'4" (2.57m x 1.65m)

**Side Porch**

8'5" x 2'11" (2.57m x 0.89m)

**Utility**

7'4" x 6'7" (2.24m x 2.01m)

**Store**

5'8" x 3'8" (1.75m x 1.12m)

**WC**

**Landing**

**Bedroom 1**

17'3" x 11'8" (5.26m x 3.56m)

**Bedroom 2**

11'10" x 11'3" (3.63m x 3.43m)

**Bedroom 3**

10'7" x 7'6" (3.23m x 2.31m)

**Bathroom**

6'11" x 11'3" (2.13m x 3.43m)

**Separate WC**

4'5" x 2'3" (1.35m x 0.71m)

**Garage**

19'1" x 8'11" (5.84m x 2.72m)

**Westerly Garden**

**Front Garden**

**Side Garden**

**Council Tax Band: D**

**EPC: D**









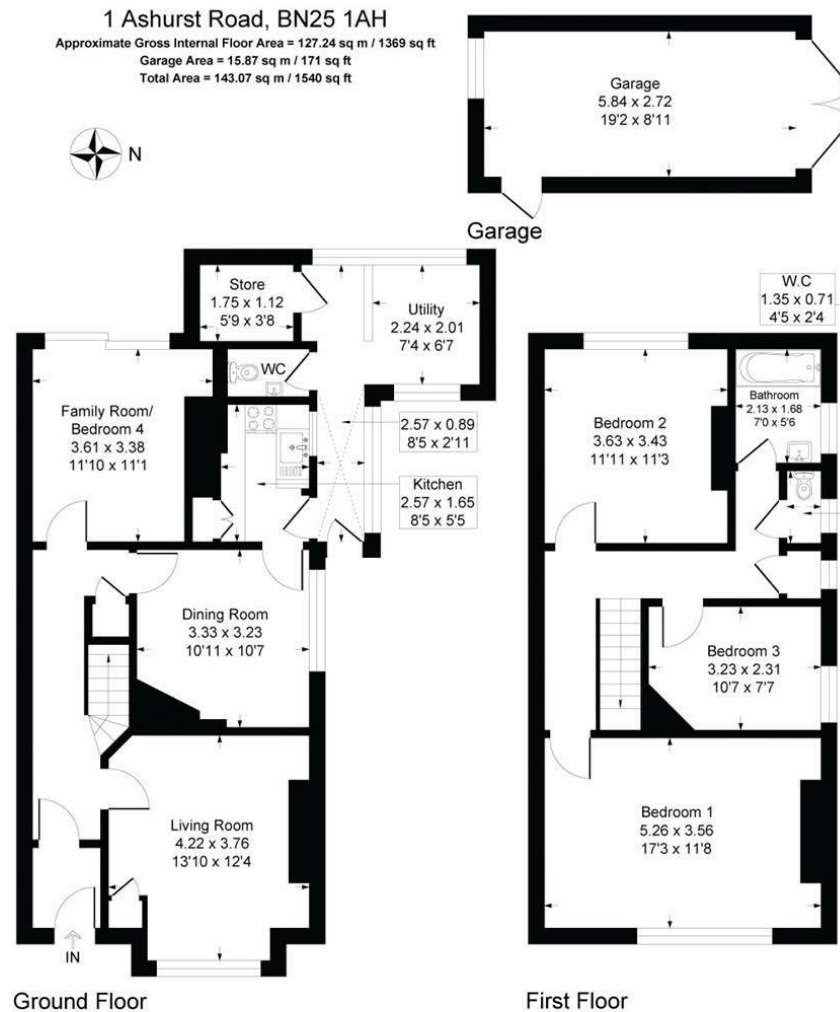


Illustration for identification purposes only, measurements are approximate, not to scale

## Rowland Gorrington 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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