



33 Hindover Road, Seaford, East Sussex, BN25 3NT

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£320,000

Immediately available with no onward chain. A pleasing mid terrace three bedroom house, having been recently (August 2025) redecorated with newly fitted carpets throughout, with the exception of the Kitchen/Dining Room. The light and airy accommodation has all external windows double glazed whilst affording considerable scope to extend, via the extensive roof void or off the rear elevation, all subject to attaining the appropriate planning and building consent.

All mains services are appointed to the property, gas fired central heating is provided by a combination boiler fitted in 2018, having been regularly serviced thereafter. Newly fitted (2025) smart meter, whilst within the fitted kitchen there is an integral cooker and dishwasher.

The front garden is south facing, laid to brick paving providing comfortable off road parking for two vehicles, retained on each side by a low level brick wall.

The rear garden is enclosed by close boarded colour washed timber fencing, laid to stone pavers with a pedestrian rear access that borders the neighbouring Allotments. Brick built outbuilding with plumbing for an automatic washing machine.

Local authority: Lewes District Council - Tax band C

Hindover Road is an ever popular and sought after residential street, primarily composed of terraced and semi detached period houses built between 1800 and 1911, in all circa 48 houses and 21 other properties.

House Prices: The average house price in Hindover Road over the last year was £367,827, according to Rightmove data. The average price of property in Hindover Road is £342,000, according to The Move Market.

Nearby amenities include the Downs Leisure Centre and a recently opened Tesco Express, within immediate walking distance.

Transportation: The closest railway station is naturally Seaford station, located 1.1 kilometres away. Bus stops such as Queensway, Cemetery Gates, and Hastings Avenue are within walking distance.

Education: Nearest primary schools, including Annecy Catholic Primary School, Cradle Hill Community Primary School, and Seaford Primary School, are rated "Good" by Ofsted and are located 700 meters away. The nearest secondary school, Seaford Head School, is also 700 meters away and is rated "Outstanding" by Ofsted.

Directions: <https://w3w.co///sparks.pencils.situates>



- Approximate internal measurement of 901 sq ft
- No onward chain - Immediately available
- Off road parking for two vehicles
- Double glazed external windows
- Gas fired central heating
- Three bedroom terraced house
- Level walking distance of local schools and amenities
- Front and rear gardens
- All mains services are appointed
- Loft conversion potential



Hall

Living Room 4.01m x 3.84m (13'2" x 12'7")

'L' Shaped Kitchen/Dining Room 5.74m x 4.27m (18'10 x 14'0")

First Floor Landing

Bedroom 1 4.27m x 3.28m (14'0" x 10'9")

Bedroom 2 3.66m x 3.20m (12'0" x 10'6")

Bedroom 3 2.29m x 2.26m (7'6" x 7'5")

Bath Shower Room/WC

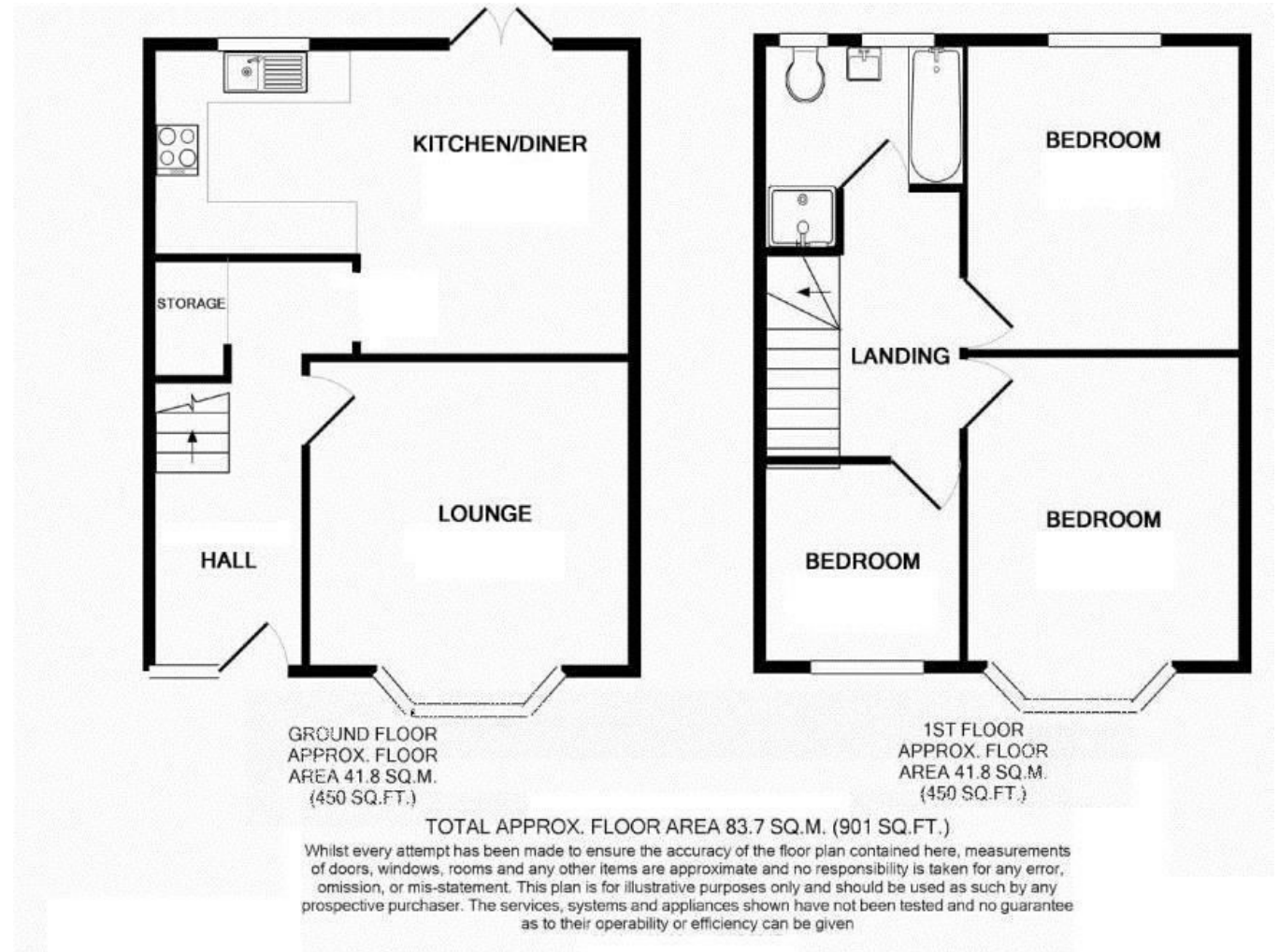
Off Road Parking For Two Cars

Rear Garden

EPC: C

Council Tax Band: C





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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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