



11 Fitzgerald Park, Seaford, BN25 1AX

ROWLAND
GORRINGE

11 Fitzgerald Park Seaford BN25 1AX

Guide Price-
£325,000-£350,000

Part of a small private close, consisting of 22 properties this well maintained mid terraced house is very deceptive in size. To the ground floor you have a kitchen to the front looking onto the communal green. Whilst the living/dining room stretches across the rear of the property with glass door onto the garden and hatch through to the kitchen. Upstairs you have the 3 double bedrooms and a family bathroom. The property has been well maintained but some modernisation will be needed.

The rear garden faces west, is private and has established tree/hedge boundaries. There is also a crazy paved patio, a small lawn area and a gate leading onto one of the four communal green spaces. To the front you have hardstanding for one vehicle, garage access (which has power) and a decorative garden with various plants.

Fitzgerald Park is a private close ideally situated within the popular south east area of Seaford. Close to Seaford Head Golf Course, delightful downland/headland walks, promenade and beach. Seaford town centre with all its amenities and railway station are also within a reasonable level walk.



- Guide Price - £325,000-£350,000
- Mid Terraced House
- Living/Dining Room
- Private Close
- 1/2 mile to Town Centre
- Approximately 929sq ft
- 3 Double Bedroom
- Westerly Rear Garden
- Garage & Hardstanding
- No Onward Chain



Entrance Hall

Kitchen 3.63m x 2.57m (11'11" x 8'5")

Living Room 6.20m x 3.61m (20'4" x 11'10")

Landing

Bedroom One 4.37m x 2.62m (14'4" x 8'7")

Bedroom Two 3.43m x 2.87m (11'3" x 9'5")

Bedroom Three 3.53m x 2.62m (11'7" x 8'7")

Bathroom 2.39m x 2.26m (7'10" x 7'5")

Rear Garden

Garage 4.72m x 2.29m (15'6" x 7'6")

EPC: C

Council Tax Band: C





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Approximate Gross Internal Floor Area = 86.26 sq m / 929 sq ft

Garage Area = 10.79 sq m / 116 sq ft

Total Area = 97.05 sq m / 1045 sq ft

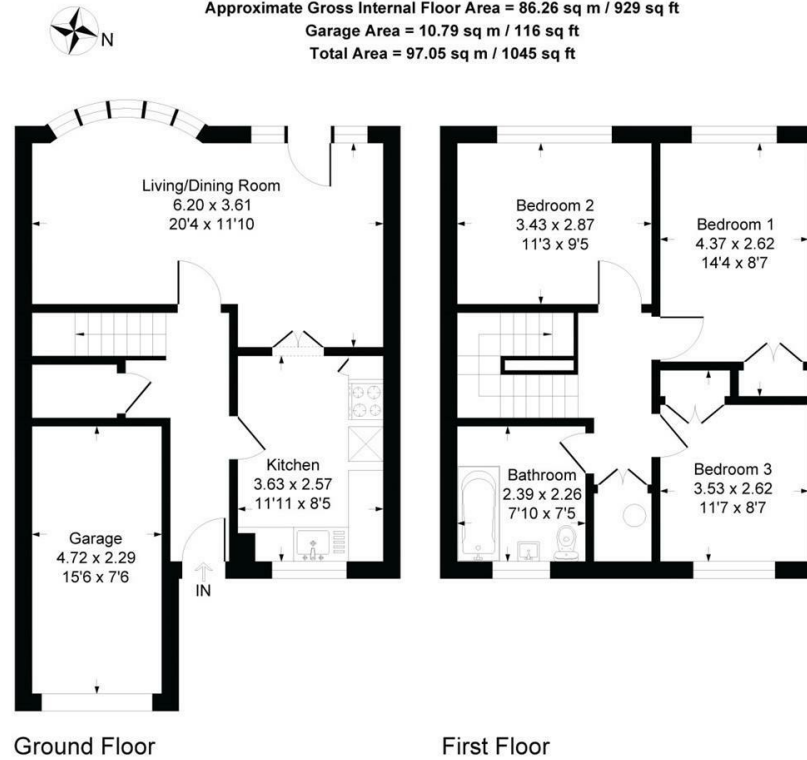


Illustration for identification purposes only, measurements are approximate, not to scale

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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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