

2 Cornfield Road, Seaford, BN25 1SW

ROWLAND GORRINGE

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Asking Price £565,000

A well presented three bedroom, three reception room detached house being within close proximity to Seaford Town centre, further benefits include a double garage and ensuite shower room to the principal suite.

This light and bright house offers a wealth of charm and character throughout being beautifully presented with internal accommodation comprising; welcoming entrance hall, dual aspect living room with bay window to the side aspect, access through to the useful study. The dining room has a triple aspect with herringbone flooring and open fire with brick surround. The modern kitchen has matching wall and base cupboards, work surface, some integrated appliances, breakfast bar and access through to the utility room with external door leading outside. A cloakroom/wc completes the ground floor.

To the first floor there are three bedrooms, principal suite with modern ensuite shower room and further family bathroom which can be found off the landing.

Outside to the front there is off road parking leading to the double garage, path to the front door and remainder lawn area leading to the side. The garden is to the rear and side with spacious patio area offering access to the double garage and further access leading to the summer house. further lawn area, mature tress and shrubs, providing a good degree of privacy.

Cornfield Road is ideally situated being close to the town centre and with Crouch Gardens within 100 metres, giving easy access to leisure facilities, bus services and a wide range of shopping facilities, coffee shops, restaurants, pubs, Doctors surgeries, library, and railway station with services to London and Brighton.

Seaford is Surrounded by the South Downs National Park, with over two miles of un-commercialised promenade and beach, Seaford offers a wide range of shopping facilities and a choice of restaurants, cafés and bars. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. Seaford railway station offers a service to London (Victoria 90 minutes). The adjoining cross channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.

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. The desirable and renowned Bedes private school can be found in nearby Eastbourne town.











Entrance Porch

Entrance Hall

Living Room
20'7" x 11'11" (6.27m x 3.63m)

Study Area
11'4" x 4'10" (3.45m x 1.47m)

Kitchen/Breakfast Room
13'9" x 9'11" (4.19m x 3.02m)

Utility Room
8'10" x 5" (2.69m x 1.52m)

Dining Room
12'5" x 11'11" (3.78m x 3.63m)

Cloakroom

Landing

Bedroom One
15'3" x 13'11" (4.65m x 4.24m)

- En-Suite
11'3" x 4'9" (3.43m x 1.45m)

Bedroom Two
12'10" x 12'2" (3.91m x 3.71m)

Bedroom Three
9" x 8" (2.74m x 2.44m)

Bathroom
7" x 5'4" (2.13m x 1.63m)

Separate W/C

Rear Garden

Summer House
7'8" x 5'9" (2.34m x 1.75m)

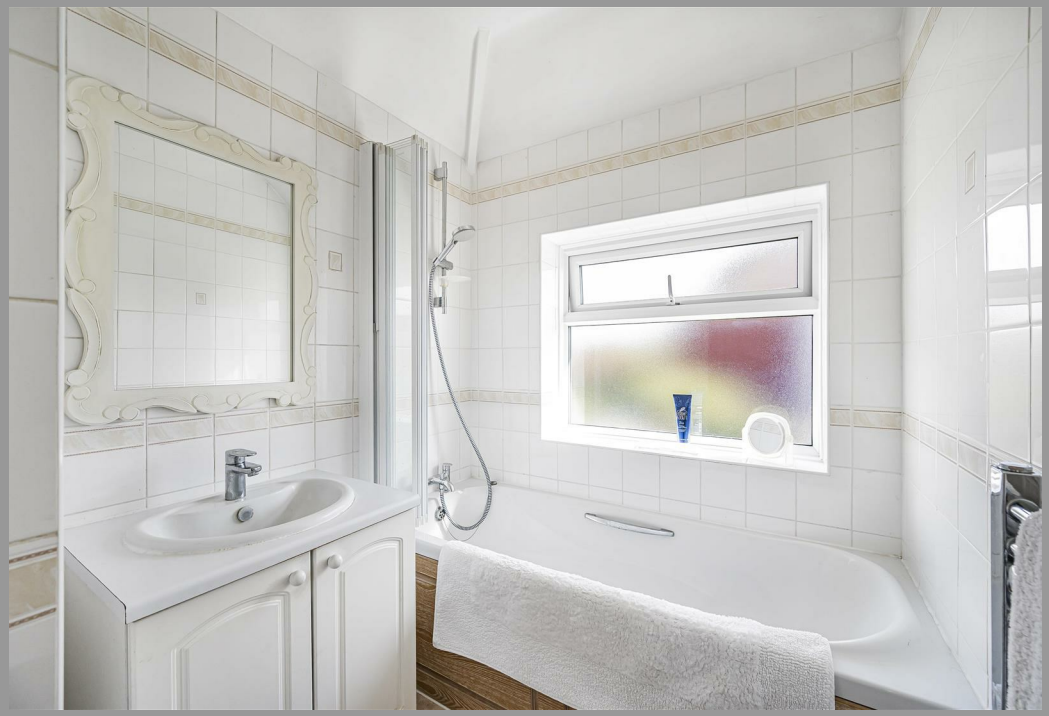
Double Garage
17" x 16'4" (5.18m x 4.98m)

Front Garden

Council Tax Band: E

EPC: D



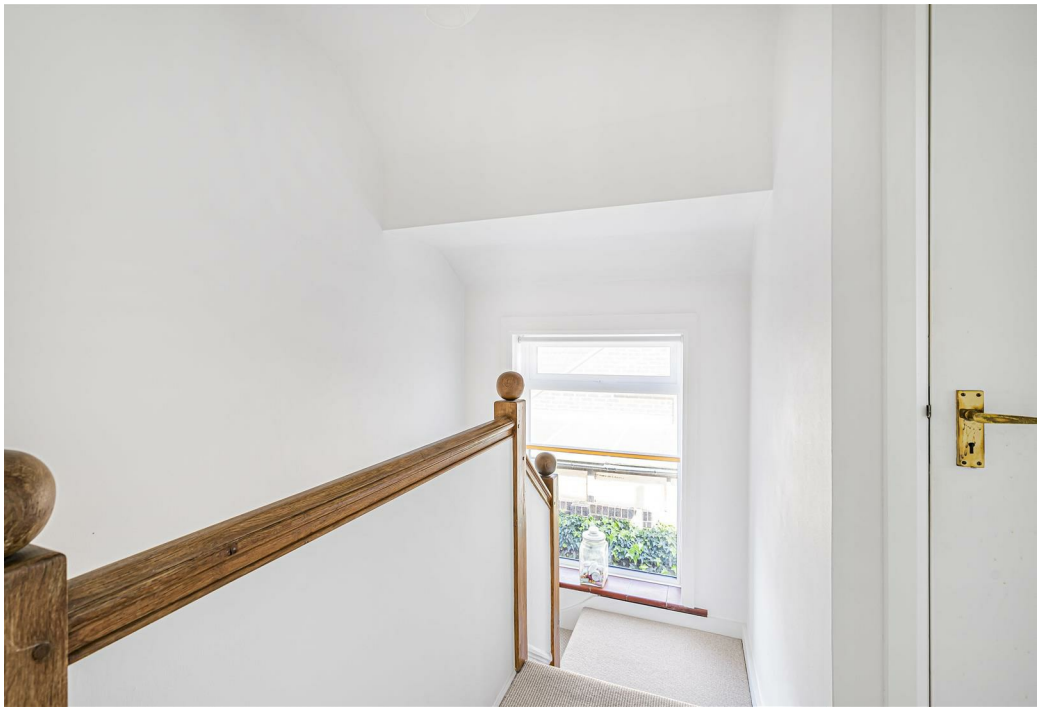












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Approximate Gross Internal Floor Area = 132.03 sq m / 1421 sq ft
Garage Area = 25.79 sq m / 278 sq ft
Outbuilding Area = 4.09 sq m / 44 sq ft
Total Area = 161.91 sq m / 1743 sq ft

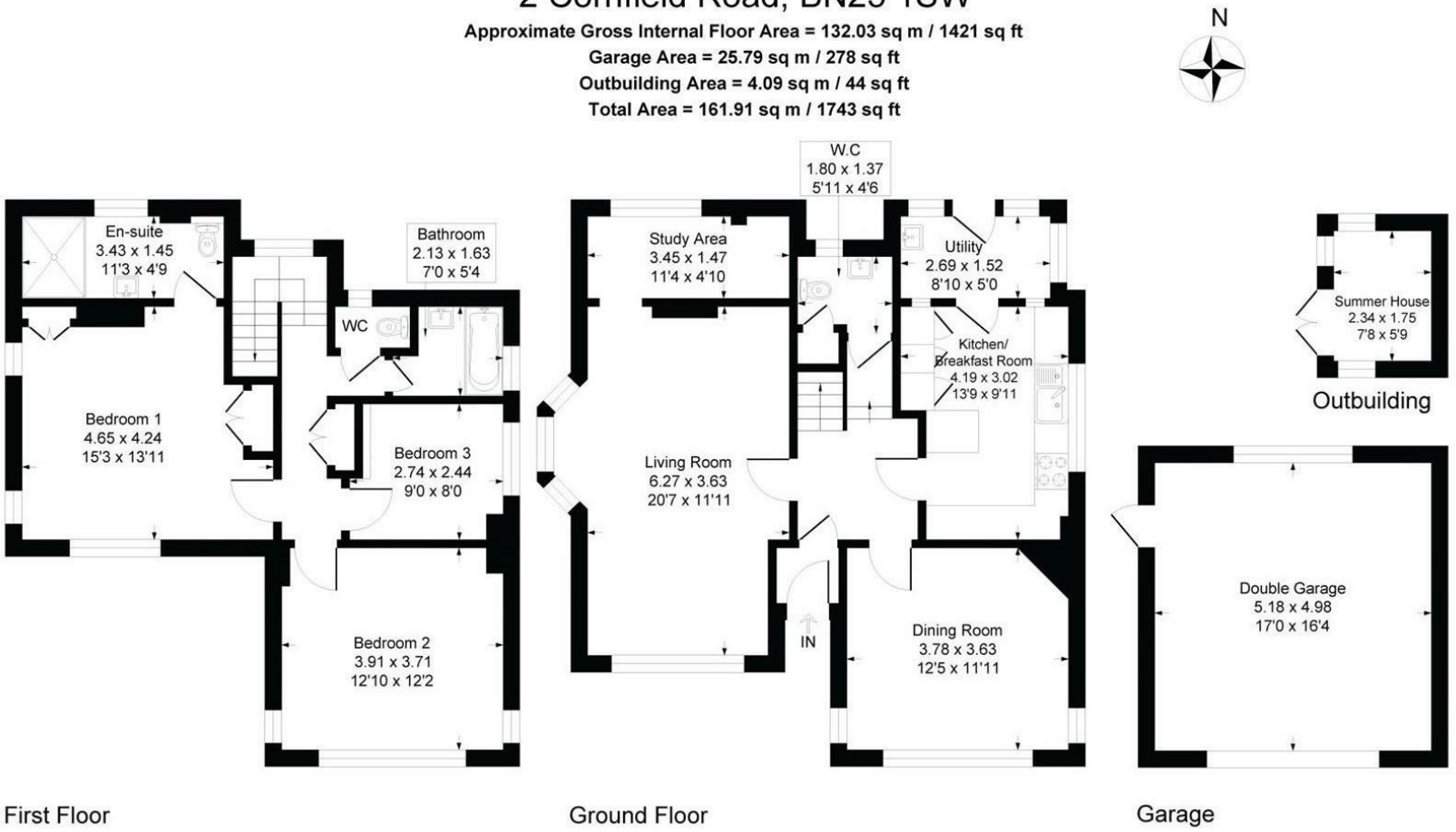


Illustration for identification purposes only, measurements are approximate, not to scale

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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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