



6 Blatchington Road, Seaford, BN25 2AA

6 Blatchington Road Seaford BN25 2AA

£350,000

A short flight of steps lead to this stunningly presented mid-terraced character town house. Opening the front door, you are met with the original wood floorboards which have been stripped and treated, which follows into the through living/dining room. With a front to back aspect the living/dining room has a very light feel – features include bay window to the front, decorative coving, cast iron feature fireplace, inset shelving/cupboard and glass patio door onto the rear courtyard. The modern kitchen sits to the rear of the property with window onto the courtyard. From the hall stairs lead down with glass panelling to the lower ground floor double bedroom which has a bay window to the front. To the first floor you have the remaining double bedrooms both with feature cast iron fireplaces and stripped wooden floorboards, with bedroom one having a bay window to the front. Completing the accommodation is the modern family bathroom has tiled walls, stripped wood flooring, and airing cupboard.

Character features include panelled doors, original fireplaces, architrave, bannisters, coving and uPVC replacement sash windows.

The rear courtyard garden is private, with patio area, artificial grass area, has secure rear gate access and a brick store cupboard.

Blatchington Road is within the town centre of Seaford, conveniently located for the railway station, bus services and amenities. The town centre offers a wide range of shopping facilities, coffee shops, cafes, restaurants, pubs and library. Seaford itself is surrounded by the South Downs National Park and the English Channel and offers an un-commercialised seafront promenade and many leisure activities.



- Approximately 920sq ft
- 3 Double Bedrooms
- Town Centre Town House
- Refurbished
- Character House
- Through Living/Dining Room
- Well-Presented Through Out
- No Onward Chain



Entrance Hall

Kitchen 2.82m x 1.88m (9'3" x 6'2")

Lounge/Dining Room 6.71m x 3.15m (22" x 10'4")

Lower Ground Floor

Bedroom Two 4.09m x 3.25m (13'5" x 10'8")

First Floor Landing

Bedroom One 4.11m x 3.25m (13'6" x 10'8")

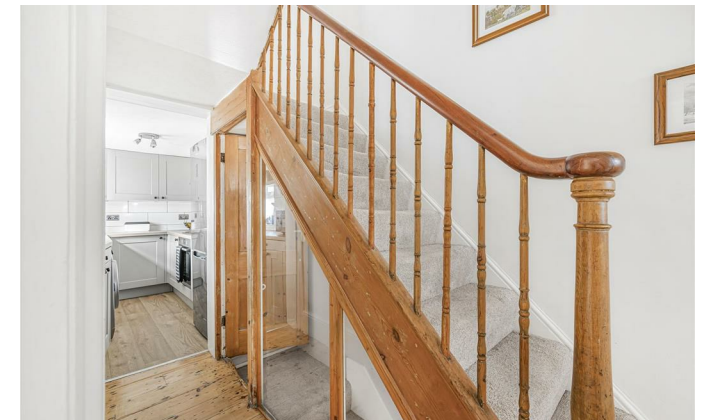
Bedroom Three 3.38m x 2.51m (11'1" x 8'3")

Bathroom 2.82m x 1.91m (9'3" x 6'3")

Rear Garden

EPC: D

Council Tax Band: C





6 Blatchington Rd, BN25 2AA

Approximate Gross Internal Floor Area = 85.46 sq m / 920 sq ft



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

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorrington.co.uk
www.rowlandgorrington.co.uk



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.

