



6 Richmond Mews Richmond Road, Seaford, BN25 1EY

ROWLAND  
GORRINGE



6 Richmond Mews  
Richmond Road  
Seaford

BN25 1EY

£400,000

A surprisingly spacious and light house, tucked away in a small mews (6 properties in total) within the town centre of Seaford, close to all amenities the town and seafront have to offer.

Arranged over 3 floors and with 2 separate courtyards the property is superbly presented throughout. The ground floor was converted by the previous owner from a garage and now is a rather spacious L-shaped kitchen/lounge/diner – with a mirrored wall to the lounge area, whilst the open kitchen has a window and door onto a side courtyard. There is also a ground floor shower/wc located under the stairs. On the first floor the main living room is located to the rear of the property with French doors onto a metal stairway leading to a second low maintenance courtyard. The main bathroom is also located on this floor, along with the third bedroom which overlooks the front. To the third floor you have the 2 remaining bedrooms, both are doubles with skeelings.

Superbly situated for the town centre amenities, the beach and the Salts recreation ground. The town centre offers a wide range of facilities to include a wide range of shops, supermarkets, restaurants, cafes and public houses, railway station with access to London Victoria and bus services to Eastbourne, Brighton and outlying villages. Enclosed by the South Down National Park, Seaford has two golf courses and an uncommercialised seafront.



- Town Centre Location
- 3 Bedrooms
- 2 Bathrooms
- Living Room
- Parking for a Vehicle

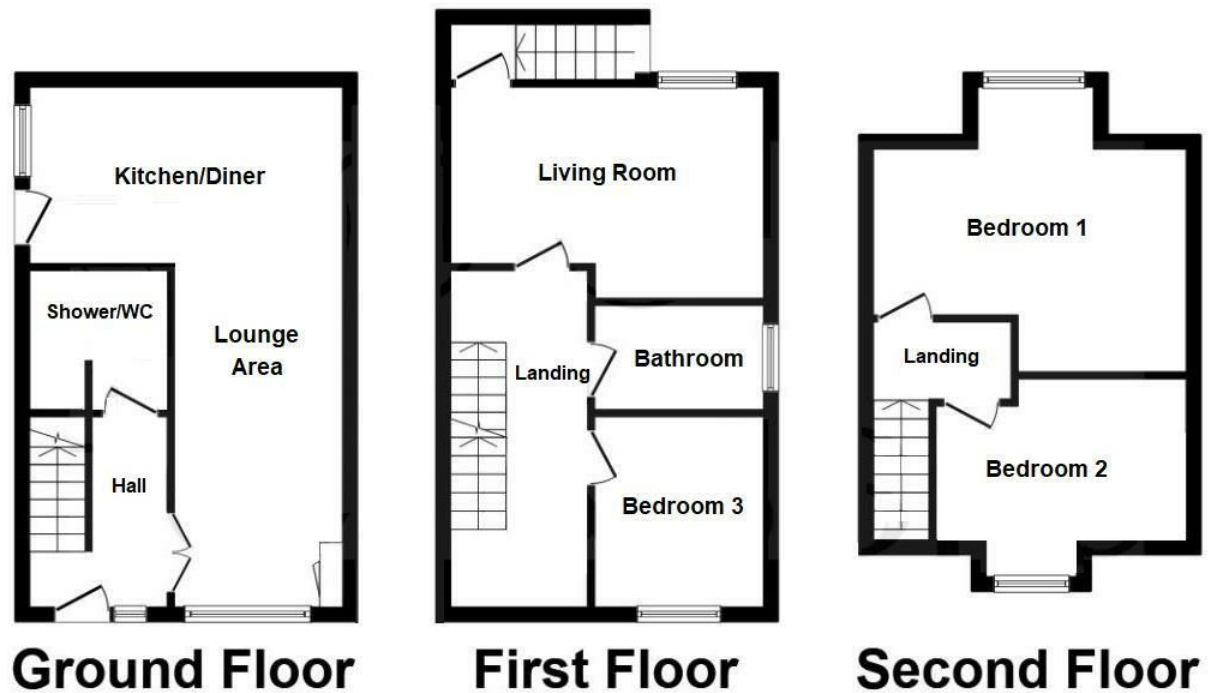
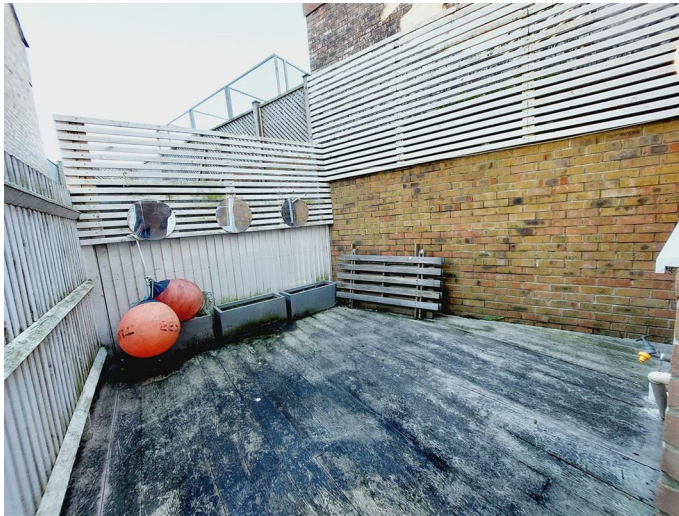
- Detached Town House
- 2 Courtyard Gardens
- Kitchen/Lounge/Diner
- Well Presented



Entrance Hall	
Kitchen/Diner/Lounge	7.48m x 4.50m max (24'6" x 14'9" max)
Shower/WC	
Landing	
Living Room	4.52m x 3.05m max (14'9" x 10'0" max)
Bathroom	2.5m x 1.57m (8'2" x 5'1")
Bedroom 3	2.61m x 2.54m (8'6" x 8'3")
Landing	
Bedroom 1	4.54m x 3.18m max (14'10" x 10'5" max)
Bedroom 2	3.48m x 2.32m max (11'5" x 7'7" max)
Courtyard 1	
Courtyard 2	
Assigned parking	
Council Tax Band: C	
EPC: D	







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## 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.

**ROWLAND  
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