



73 Tudor Close, Seaford, East Sussex, BN25 2LY

ROWLAND
GORRINGE

**73 Tudor Close,
Seaford, East Sussex,
BN25 2LY**

**Offers In Excess Of
£550,000**

A deceptively spacious and immaculately presented three/four bedroom detached family home situated in a popular cul-de-sac.

This beautiful family home is light and bright throughout with internal accommodation comprising; welcoming entrance porch, a warm traditional kitchen/breakfast room equipped with french doors opening out to the rear garden. The kitchen is fitted with a variety of integrated appliances including, electric double oven, induction hob, fridge freezer, double sink with combination tap and drainer unit. The open and airy 25', triple aspect living room features a beautiful centerpiece log burner. The further dining room is generous in size and offers versatility. This property also boasts a practical and useful study/bedroom and wc on this floor.

To the first floor there is 3 generous double bedrooms. The

master is vast in size and boasts a en-suite equipped with double ended bath, stand alone shower, hand wash basin and wc. A further spacious family bathroom is fitted with panel bath, over head shower, wc and hand wash basin.

The rear garden is mainly laid to lawn with a further patio creating a great space for relaxing in the sun. To the front of the property there is a large drive fit for 2 cars and a useful storage space.

The property is located in the very popular East Blatchington area of Seaford within easy reach of local shops, bus services and countryside walk. Seaford town centre with its wide range of shopping facilities, pubs, cafes, restaurants, library, railway station, the seafront promenade and beach can be found within approximately 1 mile.









Porch

Kitchen

17'2" x 11'6" (5.24m x 3.51m)

Living Room

25'3" x 11'11" (7.70m x 3.64m)

Dining Room

13'8" x 8'11" (4.18m x 2.73m)

Study

9'0" x 8'8" (2.76m x 2.66m)

Hall

Storage

W/C

Bedroom 1

15'6" x 14'10" (4.74m x 4.53m)

En-Suite

10'8" x 5'10" (3.26m x 1.78m)

Bedroom 2

12'1" x 11'11" (3.70m x 3.65m)

Bedroom 3

12'0" x 9'4" (3.68m x 2.86m)

Bathroom

8'3" x 6'10" (2.52m x 2.09m)

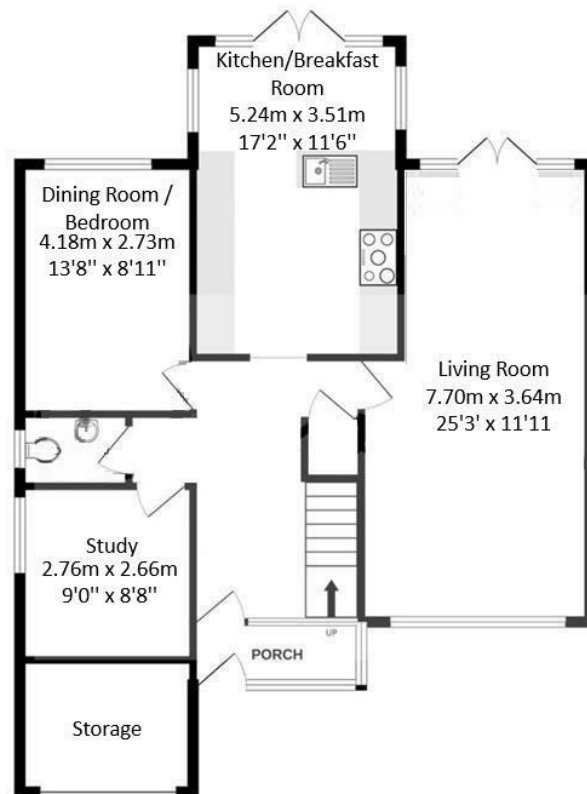
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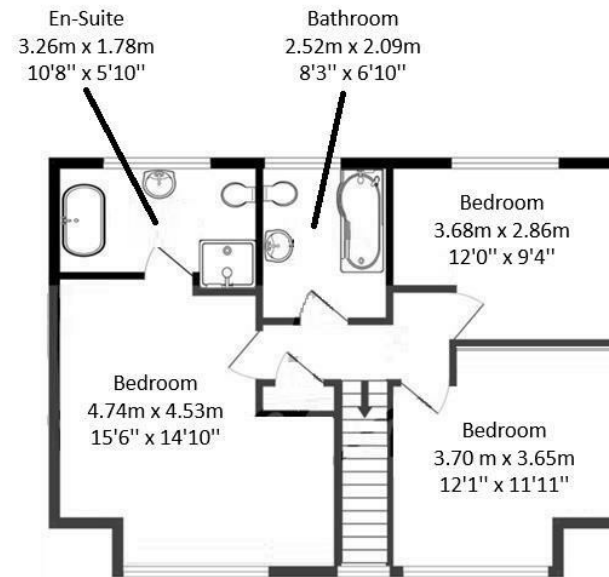




GROUND FLOOR
82.3 sq.m. (886 sq.ft.) approx.



1ST FLOOR
56.8 sq.m. (612 sq.ft.) approx.



73 TUDOR CLOSE SEAFORD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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