



12 Princess Drive, Seaford, BN25 2TZ

ROWLAND
GORRINGE

12 Princess Drive, Seaford, BN25 2TZ

£575,000

A versatile and deceptively spacious 1861 sq ft three bedroom detached bungalow with the added benefit of an impressive one bedroom annexe, further benefits include off road parking and spacious gardens.

The bungalow is set on a level plot throughout boasting versatile and well presented accommodation, ideally suited for multiple generation living. Internally the property comprises; entrance hall, living room with French doors leading to the rear, opening leading to the kitchen with matching wall and base cupboards, space for appliances, windows to rear aspect and further door leading onto the garden. Three double bedrooms, family bathroom and further study can be found. The impressive annexe boasts a spacious 19' x 16' living room equipped with log burner and bi-fold doors leading to the rear. The kitchen area has matching wall and base cupboards, space for Range cooker and further appliances. A further bedroom and bathroom complete the internal

accommodation.

Nb. access to the annexe can be found via the inner hallway or can be completely separated with access by the external door to the side.

To the front there is ample off road parking, lawn area, remainder paths leading to the front and annexe door. The rear garden is secluded being the sunny west facing aspect, sheltered seating area, large pond, vegetable area, spacious patio seating areas, lawn and further artificial grass. Fence borders, outbuildings including a a 19'x13' workshop and gated side access.

The popular and sought-after, Princess Drive is ideally located, having easy access of both South Downs National Park & towards the sea. Picturesque walks over the South Downs, Seaford and Tidemills are on your doorstep. Seaford has a long uncommercialised beach and promenade, a wide range of shops, restaurants and cafes, railway station (London Victoria 90 minutes), bus services to Eastbourne, Brighton and surrounding villages. Bishopstone train station is only a 5-minute walk from the property, and bus services to Brighton & Eastbourne every 15 minutes are available from the end of the road.









Entrance Hall

Living/Dining Room

16'2" x 10'7" (4.93m x 3.23m)

Kitchen

12'2" x 8'4" (3.71m x 2.54m)

Study

7'1" x 5'3" (2.16m x 1.60m)

Bedroom One

14'8" x 13" (4.47m x 3.96m)

Bedroom Two

12'7" x 9'10" (3.84m x 3.00m)

Bedroom Three

13'10" x 11'6" (4.22m x 3.51m)

Bathroom

Annexe -

Kitchen

12'2" x 8'1" (3.71m x 2.46m)

Living Room

19' x 16'9" (5.79m x 5.11m)

Veranda

25' x 11'4" (7.62m x 3.45m)

Bedroom One

11'5" x 8'3" (3.48m x 2.51m)

Bathroom

Front & Rear Garden

Spacious Workshop

19'7" x 13'2" (5.97m x 4.01m)

EPC: C

Council Tax Band: D





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Approximate Gross Internal Floor Area = 172.8 sq m / 1861 sq ft
(Including Outbuilding)

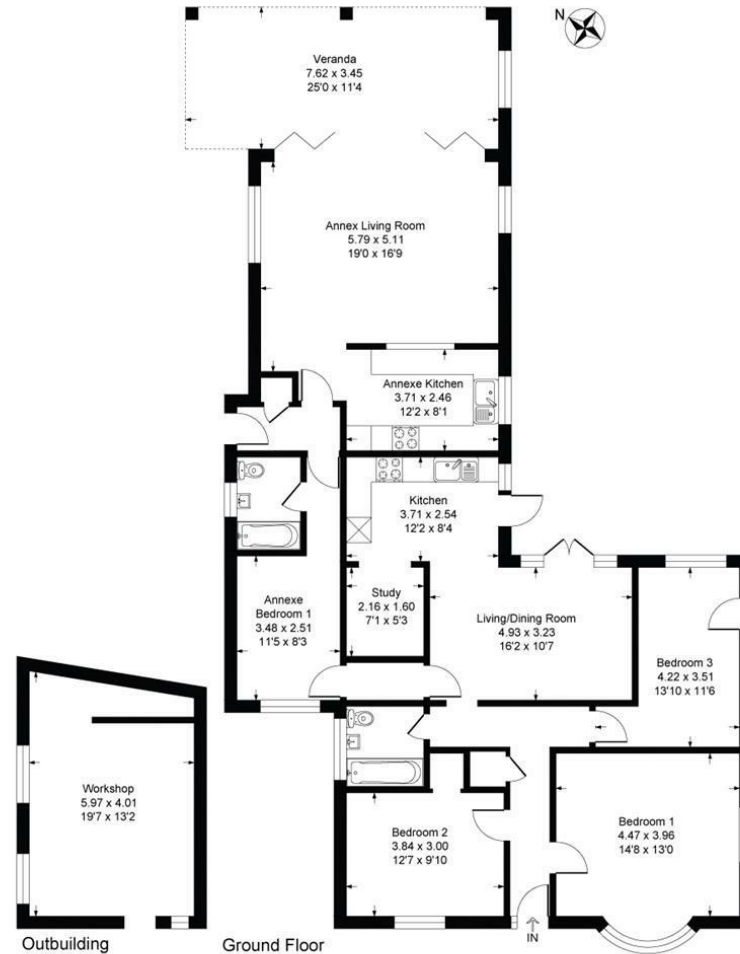


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

rowlandgorringe.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.

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