



5 Barn Close, Seaford, BN25 3EW

ROWLAND
GORRINGE

5 Barn Close Seaford BN25 3EW

£395,000

A stunningly presented semi-detached 3 bedroom house., refurbished over the last 5 years by the current owners. Approaching the property via a block brick drive for several vehicles you enter a well proportioned hall with storage/coat cupboard. The modern white kitchen with tiled splashback, looks onto the front drive. The living room is directly behind the kitchen, with open staircase and double doors leading through to the dining/garden room overlooking the garden. Originally a conservatory with solid base, half walls and radiator, the current owners have introduced a solid roof. A second door from the living room leads you into the converted garage, now a third bedroom with ensuite shower/wc, the room is currently set as a second lounge area with patio door onto the garden. To the first floor you have both primary bedrooms and the family bathroom.

The low maintenance westerly rear garden has astro turf with patio area running to the side and established trees.

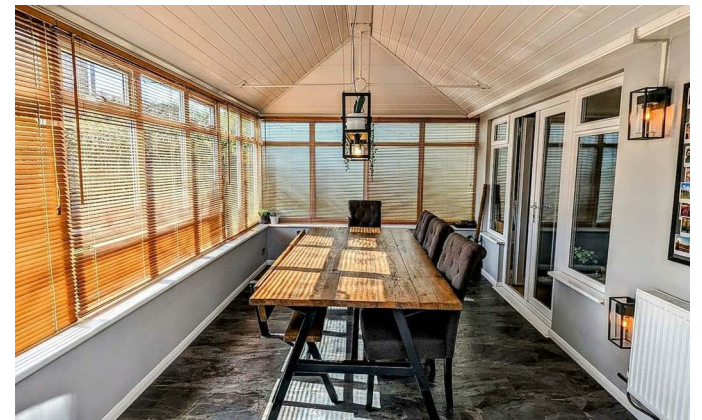
Barn Close is within walking distance to the South Downs National Park and local parades of shops can be found in nearby Lexden drive and Alfriston Road. Seaford is enclosed by the South Downs and English Channel with 1 ½ miles of uncommercialised seafront beach and promenade. The town offers a wide range of shopping facilities, cafes, restaurants, public houses, railway links to Gatwick airport and London Victoria and bus services to Eastbourne/Brighton. There are several nursery and primary schools, secondary school and sixth form college. A wide range of leisure activities can also be found ranging from a sailing club, two golf courses, bowls, kayaking, cycling and a leisure centre.



- Approximately 1063sq ft
- 3 Double Bedrooms
- Living Room
- Westerly Rear Garden
- Hardstanding for Several Vehicles
- Semi-Detached House
- Shower/WC & Family Bathroom
- Dining/Garden Room
- Close to Countryside Walks
- Stunningly Presented



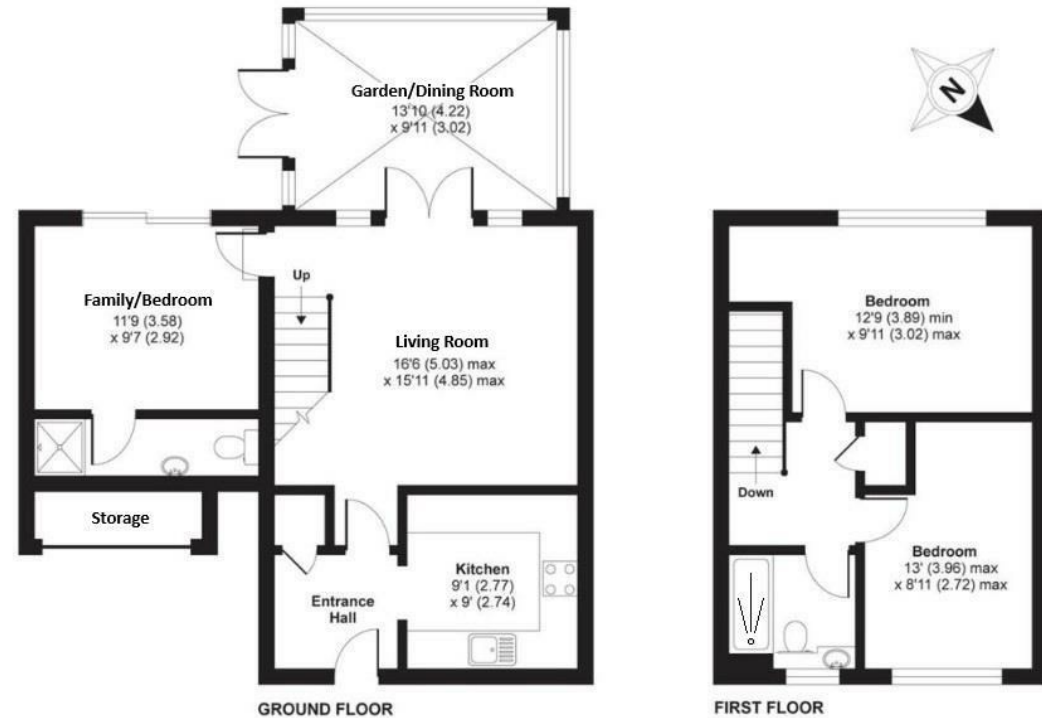
Hall	
Kitchen	2.77m x 2.74m (9'1" x 8'11")
Living Room	5.03m 4.85m (16'6" 15'10")
Conservatory/Dining Room	4.22m x 3.02m (13'10" x 9'10")
Bedroom/Family Room	3.58m x 2.92m (11'8" x 9'6")
Driveway/Hardstanding	
Shower Room/WC	
Family Bathroom	
Landing	
Rear Garden	
Bedroom	3.89m x 3.02m (12'9" x 9'10")
bedroom	3.96m x 2.72m (12'11" x 8'11")
Storage	
Council Tax Band: C	
EPC: C	





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APPROX. GROSS INTERNAL FLOOR AREA 1063 SQ FT 98.8 SQ METRES (EXCLUDES GARAGE)



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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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