



3 Sea Cottages, 28 Steyne Road, Seaford, BN25 1QF

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Offers In Excess Of £375,000

A light and deceptively spacious end of terrace three double bedroom town centre house.

Superbly presented throughout, this town centre house comprises of 17' living/dining room to the rear with patio door leading onto the southerly rear courtyard garden. To the front is a modern kitchen with wall/base units and a tiled splash back. The integral garage has been partitioned to provide a photo studio/office with access into the house, whilst to the front an electric roller door opens to a storage area. A cloakroom/wc completes the ground. To the upstairs you have a gallery style landing and the three double bedrooms and the modern bathroom with underfloor heating.

Ideally located on Steyne Road the property sits between Seaford' town centre and the unspoilt seafront promenade/beach. The coastal town of Seaford itself is surrounded by the South Downs National Park and is the largest town within the Lewes district. There are various shops, cafes, public houses, two medical surgeries and leisure activities varying from two golf courses, a sailing club, mountain biking, hiking, football, rugby and numerous others. Transport links with bus services to Eastbourne and Brighton, a railway station with services to London/Victoria and the nearby town channel port of Newhaven has daily services to Dieppe, a busy yacht marina and fishing fleet.



- Approximately 1074sq ft
- 3 Double Bedrooms
- Under Floor Heating to Bathroom
- Southerly Courtyard Garden
- Close to Town Centre
- End of Terrace House
- Living/Dining Room
- Off Road Parking
- Close to Seafront
- Vendor Suited



Entrance Hall

Cloakroom

Kitchen 3.12m x 2.87m (10'3" x 9'5")

Living/Dining Room 5.31m x 4.19m (17'5" x 13'9")

Studio 3.25m x 2.36m (10'8" x 7'9")

Store 2.36m x 1.65m (7'9" x 5'5")

Landing

Bedroom One 3.71m x 3.23m (12'2" x 10'7")

Bedroom Two 4.88m x 2.59m (16" x 8'6")

Bedroom Three 2.82m x 2.64m (9'3" x 8'8")

Bathroom 2.95m x 1.52m (9'8" x 5")

Rear Garden

EPC: C

Council Tax Band: D



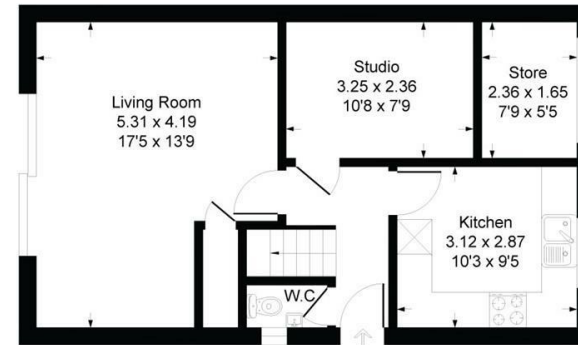


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Approximate Gross Internal Floor Area = 99.78 sq m / 1074 sq ft



First Floor



Ground Floor

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

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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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