



35 Coxwell Close, Seaford, BN25 3FE

ROWLAND
GORRINGE

35 Coxwell Close Seaford BN25 3FE

£350,000

This surprisingly spacious and light mid terraced house has been well maintained by the current owner. The kitchen sits to the front with views down the close whilst the 17' living/dining room is set across the rear of the house with French doors and window onto the garden. A cloakroom/WC concludes the ground floor accommodation. Upstairs you have all 3 bedrooms and the family bathroom. Bedrooms 1 and 3 both have views to the fields behind, with bedroom 1 also having an ensuite shower/wc as well as a built in wardrobe. Bedroom 2 also has built in wardrobe.

The rear garden backs onto fields, is easterly facing, approximately 48ft, predominately laid to lawn, there are 2 patios-the first adjoins the property and a second to rear of the garden. There is also a shed and access to the driveway, which has parking for several vehicles.

Built in 2009 Coxwell Close backs onto 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 930sq ft
- 3 Bedrooms
- Ensuite & Family Bathroom
- Easterly Rear Garden
- No Through Road
- Mid-Terraced House
- Superbly Presented
- Views onto Fields Behind
- Parking for Several Vehicles



Hall

Kitchen/Breakfast Room 3.68m x 2.44m (12'0" x 8'0")

Living/Dining Room 5.36m x 4.70m

Cloakroom/WC 1.96m x 0.99m (6'5" x 3'2")

Landing

Bedroom 1 5.18m x 2.64m (16'11" x 8'7")

Ensuite Shower/WC 2.34m x 1.45m (7'8" x 4'9")

Bedroom 2 3.89m x 2.62m (12'9" x 8'7")

Bedroom 3 3.71m x 2.01m (12'2" x 6'7")

Bathroom 1.98m x 1.96m (6'5" x 6'5")

Garden

Driveway/Hardstanding

Council Tax Band: D

EPC: C





35 Coxwell Close, BN25 3FE
Approximate Gross Internal Floor Area = 86.41 sq m / 930 sq ft

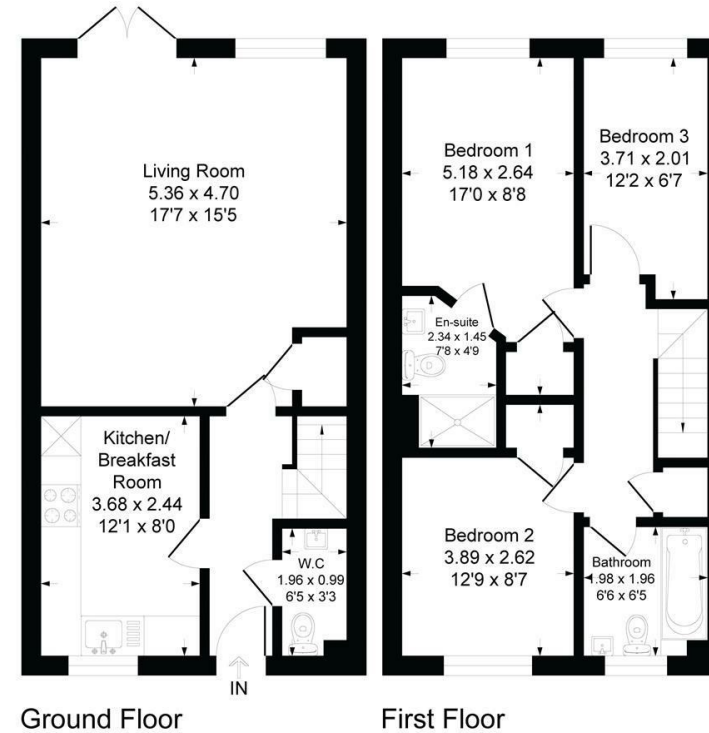


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
www.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.

**ROWLAND
GORRINGTON**