



32 Coxwell Close, Seaford, East Sussex, BN25 3FE

ROWLAND
GORRINGE

**32 Coxwell Close,
Seaford, East Sussex,
BN25 3FE**

**Offers In Excess Of
£420,000**

Superbly presented through out the properties ground floor has been knocked through internally in '16 and further extended into the garage in '22. Now incorporating the kitchen, dining, living and family areas into one, there is a light spacious aspect with inset fireplace, roof windows and french doors into the garden. The space now provides an impressive open plan space for family and entertaining. Completing the downstairs is the cloakroom/wc. Upstairs you will find all 3 bedrooms and the family bathroom, With bedrooms 1 and 3 having views onto the farmland directly behind.

The attractively set easterly rear garden is private, predominately laid to lawn with established bushes and trees. There are 2 patio areas, the first adjoin the property, whilst a second patio area is slightly raised and located to the back of the garden. There is also a secure side gate leading to the front where you will find hardstanding for 2 vehicles

and a small front lawn.

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.









Entrance Hall

Cloakroom

6'6" x 3'1" (1.98m x 0.94m)

Kitchen

10'1" x 7'7" (3.07m x 2.31m)

Dining Area

15'8" x 7'11" (4.78m x 2.41m)

Living Room

17'2" x 14'8" (5.23m x 4.47m)

Landing

Bedroom one

15'9" x 8'1" (4.80m x 2.46m)

Bedroom Two

11'1" x 8'1" (3.38m x 2.46m)

Bedroom Three

9'4" x 6'6" (2.84m x 1.98m)

Bathroom

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

Rear Garden

Front Garden

Drive/Hardstanding

Service Charge: £360pa

EPC: C

Council Tax Band: D





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Approximate Gross Internal Floor Area = 89.63 sq m / 965 sq ft

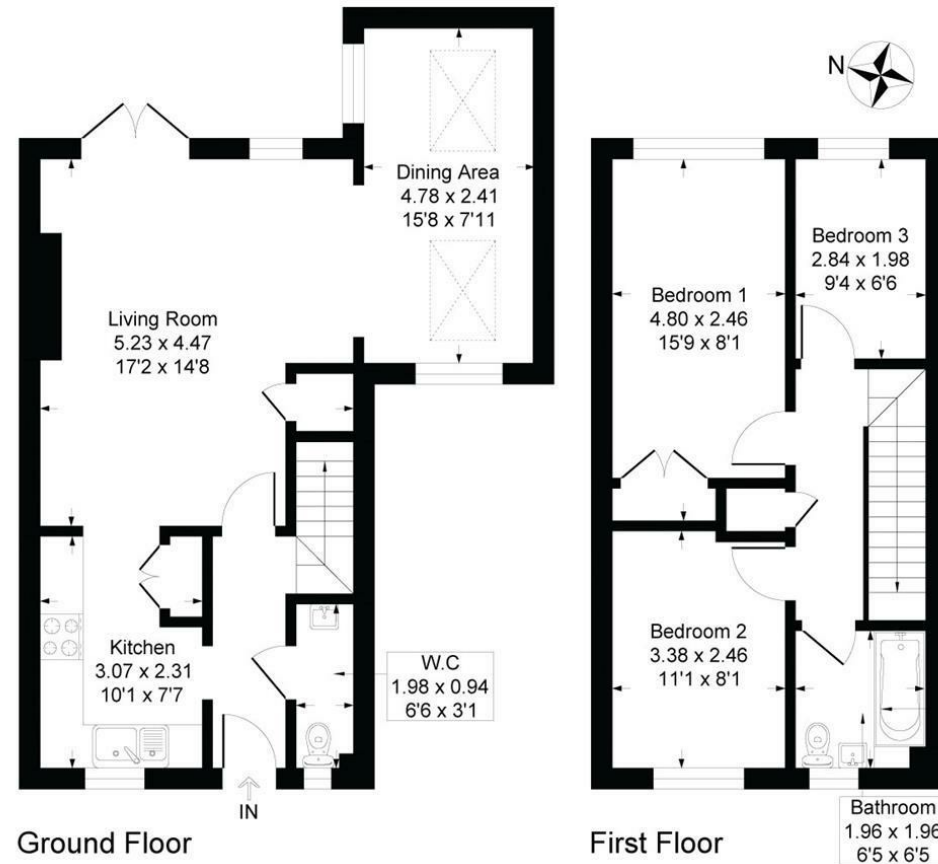


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrings 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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