



8 Pinewood Close, Seaford, BN25 3AH

ROWLAND
GORRINGE

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£375,000

With a block brick drive leading to the property this mid terraced house is stunningly presented and has no onward chain. Entering the property you find a generous entrance hall with cloakroom/WC.. Double doors lead into the open plan living, with its bright/spacious 19' living/dining area with French doors on to the garden. a wall has been opened into the modern kitchen area with further French doors onto the garden. To the bottom of the open staircase a door leads through to the utility room (converted from the rear of the garage) with a couresy door leading to the remaining garage space which has an up'n'over door. On the first floor you have all 3 double bedrooms and an impressive 11' family bathroom - which is half tiled walls, tiled flooring, separate double shower, double ended bath, dual wash basins and toilet.

The attractive westerly rear garden is private, low maintenance with patio adjoining

the property, pebble garden, central raised bed and established plants.

Pinewood Close is located off Upper Belgrave Road and is within a mile of the town centre. Seaford itself is surrounded by the South Downs National Park and benefits from an uncommercialised seafront, two golf courses, leisure centre, sailing club, railway station with links to London, numerous independent shops, restaurants, cafes and bars. The A259 coastal road provides access to Eastbourne and the City of Brighton with regular bus services.









Entrance Hall

Cloakroom/WC

Open Plan Living:

- Living/Dining Area

19'10" x 11'5" (6.05m x 3.48m)

- Kitchen Area

11'1" x 8'9" (3.38m x 2.67m)

Utility

8'9" x 4'9" (2.67m x 1.45m)

Garage

11'6" x 8'11" (3.53m x 2.72m)

Landing

Bedroom 1

14'0" x 11'6" (4.27m x 3.51m)

Bedroom 2

12'2" x 11'6" (3.71m x 3.51m)

Bedroom 3

9'1" x 8'11" (2.79m x 2.72m)

Family Bathroom

10'11" x 8'9" (3.35m x 2.69m)

Driveway/Hardstanding

Rear Garden

Council Tax Band:

EPC: C





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Approximate Gross Internal Floor Area = 99.60 sq m / 1072 sq ft

Garage = 9.41 sq m / 101 sq ft

Total = 109.01 sq m / 1173 sq ft

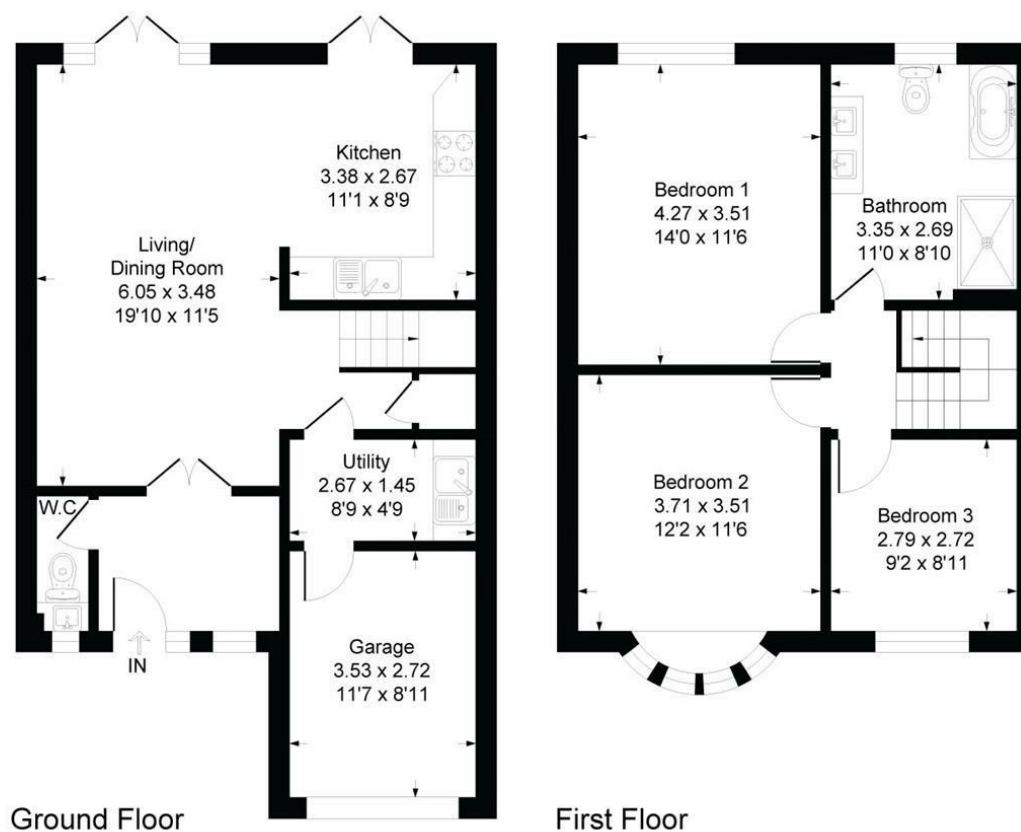


Illustration for identification purposes only, measurements are approximate, not to scale

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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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