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BED

# Extended Ground Floor, West Aspect Garden

57, East Street, Seaford, BN25 1SE



Price £395,000

Freehold

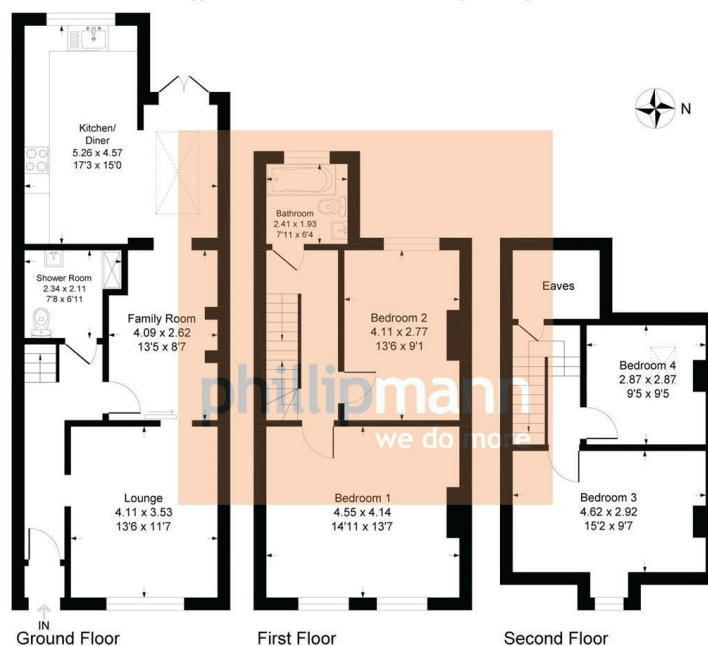
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Approximate Gross Internal Floor Area = 131.41 sq m / 1415 sq ft



## inbrief...

This extended 'Victorian' end of terrace town house has spacious accommodation arranged over three floors and benefits from gas central heating, double glazed windows and secluded enclosed rear garden with a westerly aspect. Located in the heart of the town and within easy walking distance of Broad Street shopping thoroughfare, train station, beach and regular bus service to Brighton and Eastbourne. As you approach the property there is an enclosed courtyard with inset flower beds and covered front entrance. The hallway has stairs to the first floor, under stair storage and a ground floor shower room which is fitted with a modern contemporary style suite comprising a shower cubicle with mains shower, wash basin in vanity unit, WC, heated towel rail and extractor.

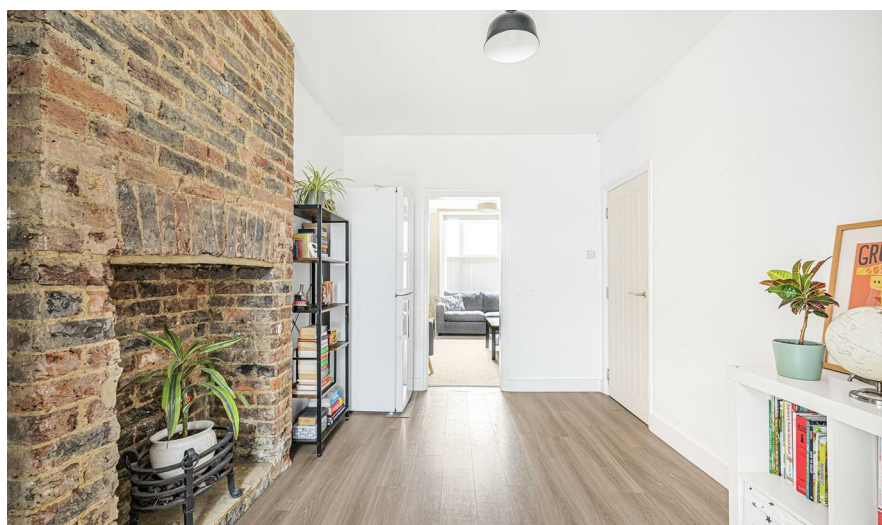
The separate sitting room is at the front of the property and has a cosy feel, whilst the adjoining 'family room' area has an attractive exposed brick fire surround.

A particular feature of the property is the extended kitchen/dining room. The dining area has a sky light window and double doors to the rear garden. The kitchen is well fitted with a range of 'Shaker' style wall/base cupboards, complemented by ample working surface. There is an inset sink, induction hob and extractor, double oven, integrated dish washer, washing machine and fridge/freezer. A window gives a pleasant view over the rear garden.

On the first floor landing there is the family bathroom/WC and bedroom one which has ample wardrobe recess and window with open aspect to the front. Bedroom two has a feature cast iron fire surround and recess housing the central heating boiler.

On the second floor half landing there is eaves storage access and a sky light window.

Bedroom three is a good size double with with open aspect view to the front, whilst the fourth bedroom would make an ideal office if you need to work from home.



Energy Rating - D

Council Tax Band - C

moreinfo...



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