



2 Caroline Close, Seaford, BN25 2UJ

ROWLAND
GORRINGE

2 Caroline Close Seaford

BN25 2UJ

Guide Price-
£400,000-£425,000

A light and bright house situated on a corner plot being well presented throughout and further benefitting from (owned) solar panels.

As you approach the property you will find a separate garage with an electric door and power, the property also includes solar panels and a new UPVC front door. A downstairs W/C with wash-hand basin, heated towel rail and is part tiled.

The lounge diner is a very spacious room with ample seating and has a lovely electric fireplace, following into a useful sun-room with power outlets and room for a table and chairs. Into the kitchen which includes multiple base and wall hung units, washing machine space, integrated fridge-freezer and dishwasher, stainless steel sink drainer and side door to the garden.

Heading upstairs, the family shower-room is tiled throughout and has a large walk-in shower which is plumbed in and also includes a sink vanity unit, W/C and a heated towel-rail.

Bedroom one is a great double bedroom with built-in wardrobe and also again plenty of space for chest of drawers, bedside tables and a large dresser. Bedroom two is a spacious double bedroom and includes built-in storage cupboards, space for furniture and is at the back of the property looking over the garden. Bedroom three is a good size with ample furniture space and over-looks the front of the property.

The garden is a stunning wrap-around corner plot which is very secluded, stocked with mature hedges and shrubs. Also, new fences recently installed by the current owners and a side-access gate is accessible from the garden.

Viewings highly advised for this property as it benefits from plenty of upgrades be the current owner, and it is situated in a great location close to plenty of amenities.



- 1140 Square Feet
- Corner Plot
- Solar Panels
- Close to Shops
- Three Bedrooms
- Detached
- Garage
- Close to Bus Routes



Entrance Hall

Cloakroom

Kitchen 2.87m x 2.49m (9'5" x 8'2")

Living/Dining Room 7.87m x 3.00m (25'10" x 9'10")

Conservatory 3.10m x 2.62m (10'2" x 8'7")

Landing

Bedroom One 4.47m x 3.02m (14'8" x 9'11")

Bedroom Two 3.18m x 3.02m (10'5" x 9'11")

Bedroom Three 2.82m x 2.06m (9'3" x 6'9")

Bathroom 2.01m x 1.80m (6'7" x 5'11")

Garage 5.69m x 2.49m (18'8" x 8'2")

EPC: C

Council Tax Band: D





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Approximate Gross Internal Floor Area = 91.74 sq m / 988 sq ft

Garage Area = 14.16 sq m / 152 sq ft

Total Area = 105.90 sq m / 1140 sq ft

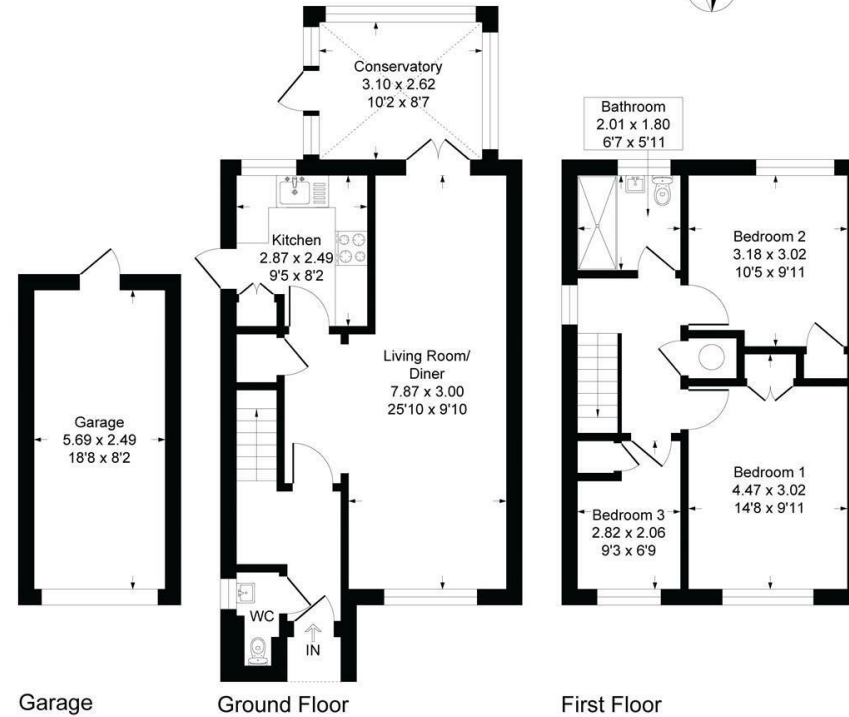


Illustration for identification purposes only, measurements are approximate, not to scale

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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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