



63 Lexden Drive, Seaford, BN25 3JF

ROWLAND
GORRINGE

**63 Lexden Drive,
Seaford, BN25 3JF**

£350,000

A well presented and deceptively spacious three/ four bedroom end of terrace house situated close to local primary school, countryside walks and shops.

The house is light and bright throughout having been recently redecorated by the current owners. The internal accommodation comprises of entrance hall, fitted kitchen with window to the front aspect, living/ dining room with window to the front, bedroom 4/ playroom, family room which over looks and leads onto the rear garden. A useful study and cloakroom complete the ground floor. To the first floor there are three bedrooms, bedroom 2 having a shower enclosure and further family bathroom.

Outside to the front there is a path to the front door with further access to the side. The rear garden is mainly laid to lawn with further seating area. Fence borders and gated side access.

Lexden Drive is ideally situated for Local primary school, shops and bus routes whilst also being enclosed by the South Downs National Park enjoying one and a half miles of uncommercialised seafront, Seaford offers a wide range of shopping facilities, cafes, restaurants and public houses. Railway links to Gatwick airport and London Victoria, bus services to Eastbourne/Brighton and out lying villages. Several nursery and primary schools, secondary school and sixth form college. Leisure centre, tennis, bowls, sailing club, two golf courses and numerous other recreational facilities. A park with play area can be found within a few hundred yards of the property.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment. The desirable and renowned Bedes private school can be found in nearby Eastbourne town.









Entrance Hall

Living/Dining Room

17'7" x 9'9" (5.36m x 2.97m)

Kitchen

9'8" x 9'4" (2.95m x 2.84m)

Family Room

14'9" x 7'3" (4.50m x 2.21m)

Study

7'6" x 7'3" (2.29m x 2.21m)

Play Room

9'4" x 7'6" (2.84m x 2.29m)

Cloakroom

Landing

Bedroom One

12'9" x 10'4" (3.89m x 3.15m)

Bedroom Two

11'9" x 9'7" (3.58m x 2.92m)

Bedroom Three

9'5" x 7'1" (2.87m x 2.16m)

Bathroom

6'5" x 5'7" (1.96m x 1.70m)

Rear Garden

EPC: C

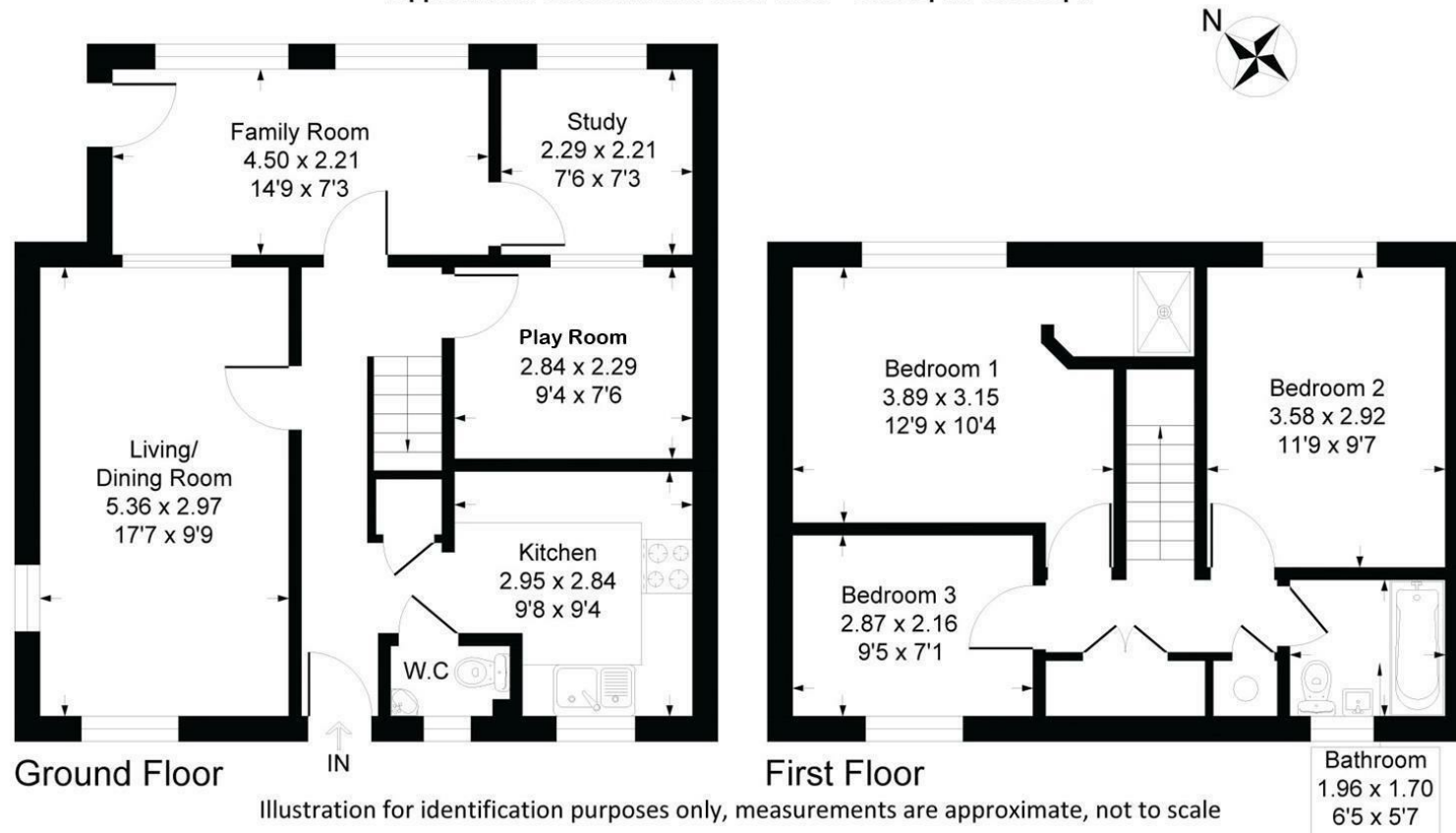
Council Tax Band: C





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Approximate Gross Internal Floor Area = 99.9 sq m / 1076 sq ft



Rowland Gorrington Estate Agents

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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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