



8 Queens Park Gardens, Seaford, East Sussex, BN25 2QE

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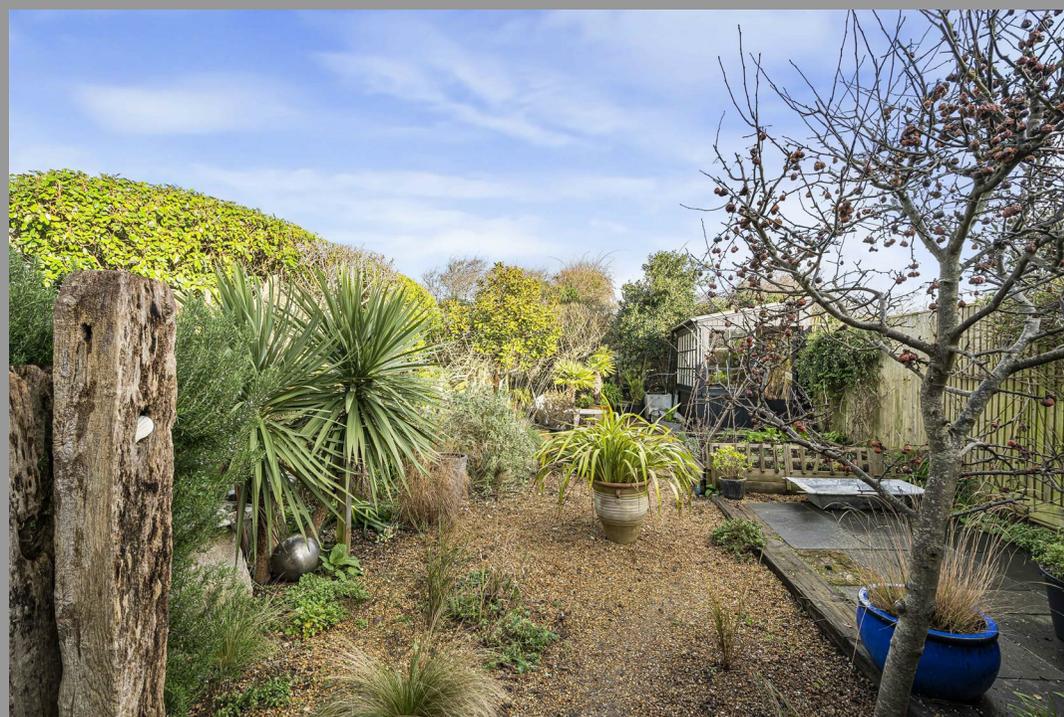
**Offers In Excess Of  
£685,000**

As you approach the property you immediately notice the wonderful cedar cladding, that carries around the property. The entrance porch is open, with a glass panel shielding you from the elements. A lounge/family room sits to the very front of the property (currently being used as a study/office), with bay window, stripped/painted floorboards and fireplace. The living room/snug is also to the front but slightly set back with wood burner and open/through aspect to the extended kitchen/dining room. The original kitchen was extended in '08 and now is a spacious and light L-shaped kitchen/dining room, with underfloor heating, 2 sets of bi-fold doors and a light well. Completing the ground floor is a utility/downstairs cloak/boot room that also has outside access. Upstairs from the landing you have all 3 double bedrooms and the family bathroom. Bedroom 1 has a vaulted ceiling, dual aspect, a separate wc, whilst a fully tiled bath area is situated in

the bedroom itself. Bedroom 2 has a through aspect with the rear window being port hole style window - there is also an ensuite shower/wc and built in wardrobe. The third double bedroom has sea views. Although the property has been modernised and extended, the owners have kept much of the charm/character of the period - features include herringbone wood flooring, panelled doors and banisters.

Outside the rear garden is private and established. There is secure side access, a large deck area, patio area, with a shingle pathway leading to a raised vegetable bed and a greenhouse. Whilst to the front, there are two parking spaces directly in front of the property and the garage. The garage has a living roof, power and has a workshop area.

Queens Park Gardens is a highly desired road. Hidden away, this pea stone private close is conveniently situated for Seaford's facilities. The beach with sailing club/cafe, Claremont Road shopping parade and bus services are all within a few minutes' walk. Whilst the town centre, railway station, schools and numerous recreational facilities all lie within half a mile.









**Entrance Hall**

**Cloakroom**

**Kitchen/Dining Room**

23'9" x 21'8" (7.24m x 6.60m)

**Living Room**

13'11" x 12'6" (4.24m x 3.81m)

**Family Room**

14'7" x 11'8" (4.45m x 3.56m)

**Landing**

**Bedroom One**

17" x 11'3" (5.18m x 3.43m)

**En-Suite W/C**

6" x 4'11" (1.83m x 1.50m)

**Bedroom Two**

14" x 12'6" (4.27m x 3.81m)

**En-Suite**

8'8" x 3'5" (2.64m x 1.04m)

**Bedroom Three**

12" x 11'9" (3.66m x 3.58m)

**Bathroom**

6'1" x 6" (1.85m x 1.83m)

**Rear Garden**

**Garage**

21'3" x 15'9" (6.48m x 4.80m)

**EPC: D**

**Council Tax Band: E**





# 8 Queens Park Gardens, BN25 2QE

Approximate Gross Internal Floor Area = 139.54 sq m / 1502 sq ft

Garage Area = 26.01 sq m / 280 sq ft

Total Area = 165.55 sq m / 1782 sq ft

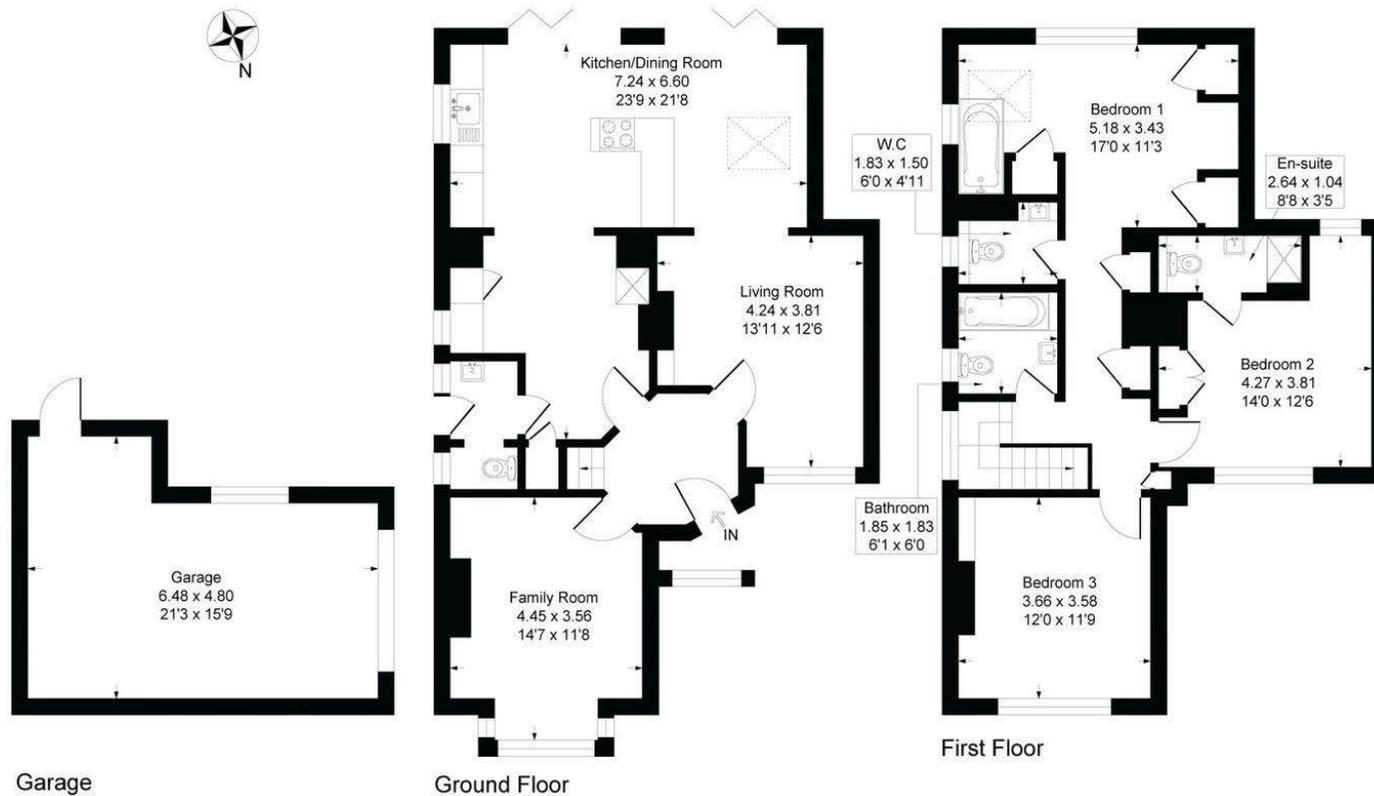


Illustration for identification purposes only, measurements are approximate, not to scale

## Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

[hello@rowlandgorringe.co.uk](mailto:hello@rowlandgorringe.co.uk)

[rowlandgorringe.co.uk](http://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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