25 Seafield Close, Seaford, East Sussex, BN25 3JR

ROWLAND GORRINGE

25 Seafield Close
Seaford
East Sussex
BN25 3JR

Offers In Excess Of
£325,000

A well-presented end of terrace house with 4 bedrooms, southerly rear garden, workshop-garage, living room & kitchen/dining room.

An attractive block brick drive leads to the property with established flower/bush boundaries to either side. Upon entering, the ground floor has living room to the front with bay window and an L-shaped kitchen/dining room across the rear. To the first floor 2 double bedrooms, with bedroom 1 also having a bay window. The family bathroom is also located on this floor. The second floor was converted from the attic and now has 2 bedrooms.

The southerly rear garden has been landscaped, mainly set to lawn with established border boundaries, secluded sun deck and a garage which has been adapted as a workshop with power.

Seafield Close is located off the Alfriston Road, with the South Downs National Park and a local parade of shops all located within less than three quarters of a mile. The property is also in close proximity to main and local bus routes. Seaford town centre offers a wide range of shopping facilities, cafes, restaurants, public houses and with rail links to Gatwick Airport and London Victoria from railway station. Seaford itself is enclosed by the South Downs National Park and enjoys one and a half miles of uncommercialised seafront.

- Approximately 918sq ft
- 4 Bedrooms
- Southerly Rear Garden
- Garage/Workshop
- Well Presented Property
- End of Terrace
- Kitchen/Dining Room
- Block Brick Hardstanding
- Cul de Sac with Central Green

Living Room	3.94m x 3.71m (12'11" x 12'2")
kitchen/Dining Room	5.28m x 4.80m (17'3" x 15'8")
Hall	
Landing	
Bedroom 1	3.76m x 2.90m (12'4" x 9'6")
Bedroom 2	2.90m x 2.59m (9'6" x 8'5")
Bathroom	1.75m x 1.73m (5'8" x 5'8")
Landing	
Bedroom 3	3.35m x 2.31m (10'11" x 7'6")
Bedroom 4	4.37m x 7.7m (14'4" x 25'3")
Rear Garden	
Workshop/Garage	5.13m x 2.44m (16'9" x 8'0")
Drive/Hardstanding	

Council Tax Band: C

EPC: D

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Approximate Gross Internal Floor Area = 85.30 sq m / 918 sq ft
Garage Area = 12.51 sq m / 135 sq ft
Total Area = 97.81 sq m / 1053 sq ft

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

Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk

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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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