



73 Cuckmere Road, Seaford, BN25 4DL

ROWLAND
GORRINGE

73 Cuckmere Road Seaford BN25 4DL

£475,000

A four bedroom detached house with scope to extend and modernise throughout.

An opportunity to acquire a fantastic family home which offers a huge amount of potential throughout. Internal accommodation comprises; welcoming entrance hall, downstairs cloakroom, through living dining room with adjoining conservatory. Kitchen which over looks and leads onto the rear garden. To the first floor there is four bedrooms and a family shower room. Views towards Seaford Head can be found from the front two bedrooms.

To the front there is off road parking leading to the garage, remainder lawn area. The rear garden is approximately 75ft in length being mainly laid to lawn, fence borders and gated side access.

Cuckmere Road is one of Seafords' most sought after locations, being in the heart of the South East quarter of Seaford, close to Seaford Head golf course, yet within easy reach of schools, leisure centre and recreation grounds, local shops and bus services. Seaford town centre with all its amenities, railway station, delightful downland walks are perfectly located on on your doorstep whilst seafront promenade and beach are all within approximately one mile.



- 1326 Square Feet
- Scope to Improve
- Off Road Parking
- Close to Walks
- Desirable Location
- In Need of Modernisation
- Spacious Garden
- Garage
- South East Corner
- No Ongoing Chain



Entrance Hall

Living/Dining Room 7.72m x 3.33m (25'4" x 10'11")

Conservatory 3.33m x 2.54m (10'11" x 8'4")

Kitchen 3.63m x 2.72m (11'11" x 8'11")

Cloakroom

Landing

Bedroom One 4.45m x 3.33m (14'7" x 10'11")

Bedroom Two 3.33m x 3.30m (10'11" x 10'10")

Bedroom Three 3.63m x 2.11m (11'11" x 6'11")

Bedroom Four 2.74m x 1.73m (9" x 5'8")

Shower Room 1.80m x 1.68m (5'11" x 5'6")

Rear Garden

Garage 5.51m x 2.54m (18'1" x 8'4")

EPC: C

Council Tax Band: E





73 Cuckmere Road, BN25 4DL
 Approximate Gross Internal Floor Area = 109.14 sq m / 1175 sq ft
 Garage Area = 13.99 sq m / 151 sq ft
 Total Area = 123.13 sq m / 1326 sq ft

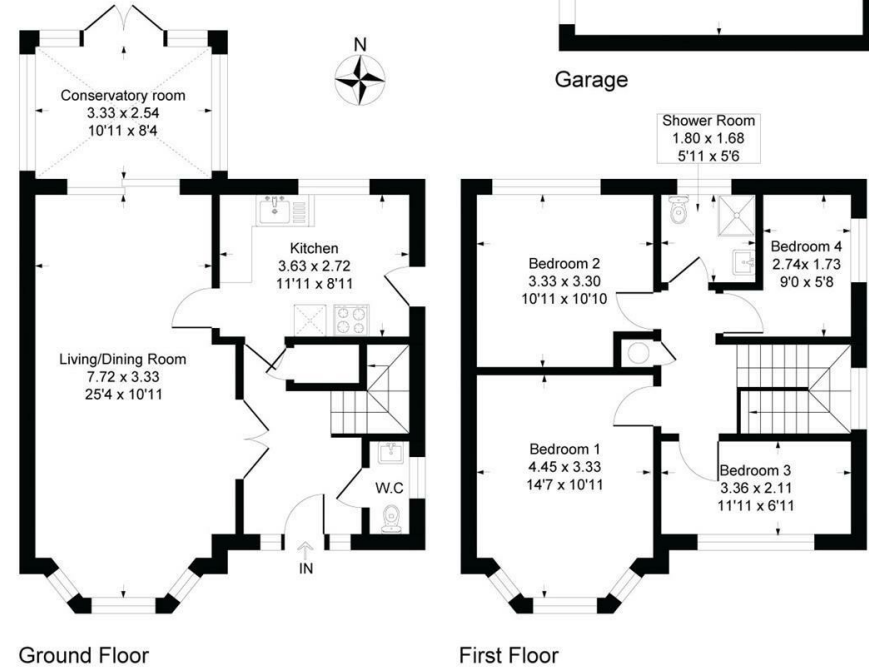


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
 www.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.

**ROWLAND
 GORRINGTON**