



**3 Bed
House - Terraced
located in Pinewood Close**



5 Pinewood Close Seaford BN25 3AH



**Guide Price £350,000 -
£375,000**

A well-presented three-bedroom mid-terrace family home, ideally situated within a quiet residential close close to local schools, shops, and scenic downland walks. Offering spacious accommodation throughout, the property features a bright lounge/dining room, modern fitted kitchen, ground floor cloakroom, and a well-appointed family bathroom with separate shower. Further benefits include a sunny south-easterly rear garden, integral garage, off-road parking for two vehicles, gas central heating, and double glazing. Conveniently located within easy reach of Seaford town centre and railway station, this property is ideal for families and commuters alike.

Description

A well-presented three-bedroom mid-terrace family home, ideally situated within a small residential close approximately one mile from Seaford town centre and railway station, offering direct routes to Brighton and London. The property is conveniently located within half a mile of both Cradle Hill and Seaford Primary Schools, with a local parade of shops also nearby. Beautiful downland walks can be found within easy reach, making this an excellent home for families and commuters alike.

The ground floor accommodation comprises an entrance porch with radiator, front-facing window, and personal door providing access to the integral garage. A useful ground floor cloakroom is fitted with a WC, wash hand basin, heated towel rail, and front aspect window.

The spacious lounge/dining room provides an excellent living and entertaining space, featuring patio doors opening onto the rear garden, two radiators, and a useful understairs storage cupboard.

The modern kitchen is fitted with a range of matching wall and base units and incorporates an induction hob with extractor hood above, built-in cooker, sink unit, and space for an under-counter fridge, dishwasher, and washing machine. A door leads directly out to the rear garden.

On the first floor, the landing provides access to the loft space. Bedroom one enjoys views towards Seaford Head and the sea through a rear-facing window and benefits from a radiator. Bedroom two features a bay window overlooking the front, while bedroom three also enjoys a front aspect.

The family bathroom is well appointed and comprises a separate walk-in shower, panel bath, WC, wash hand basin, heated towel rail, tiled flooring, and rear-facing window.

Outside, the property is positioned at the head of the close and benefits from off-road parking for two vehicles together with access to the integral garage via an up-and-over door. The garage also provides useful storage and additional appliance space, with a fitted workbench.

The rear garden enjoys a sunny south-easterly aspect and has been designed for ease of maintenance, featuring a decked seating area and full fence enclosure.

Further benefits include gas central heating and uPVC double glazing throughout. An internal inspection is highly recommended to fully appreciate the accommodation and location on offer.

EPC Rating C | Council Tax Band D

Disclaimer

General:

These particulars are prepared in good faith and are intended as a general guide only. Whilst every effort is made to ensure their accuracy, they do not constitute any part of an offer or contract. Any information of particular importance should be verified with our office. Prospective purchasers must confirm the availability of the property and arrange a viewing prior to travel. Items shown in photographs are not included unless specifically stated and may be available by separate negotiation.

Measurements:



All measurements are approximate and for guidance purposes only. Prospective purchasers should verify all dimensions before committing to the purchase of carpets, fitted furniture, or similar items.

Services:

We have not tested any services, systems, appliances, or fittings and cannot confirm that they are in working order or fit for purpose. Purchasers are advised to obtain independent verification from their solicitor or surveyor. Details of tenure are provided by the vendor, and we have not inspected the title documentation. Accordingly, purchasers should seek confirmation from their solicitor.







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Approximate Gross Internal Floor Area = 95.44 sq m / 1027 sq ft

Garage Area = 14.15 sq m / 152 sq ft

Total Area = 109.59 sq m / 1179 sq ft

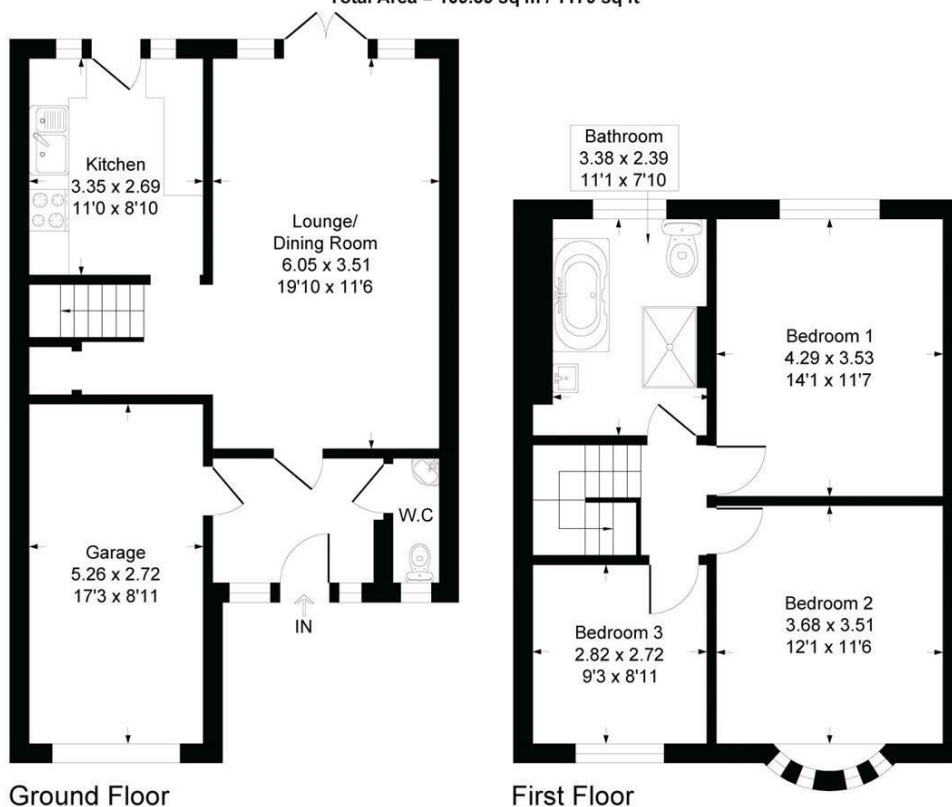
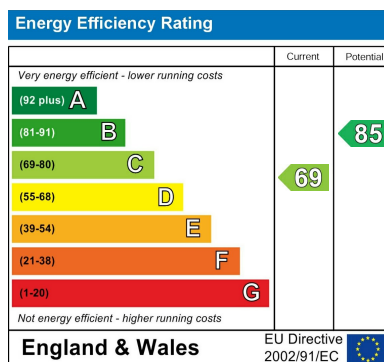


Illustration for identification purposes only, measurements are approximate, not to scale



Version 1

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