



42 Kingsmead, Seaford, BN25 2HA

ROWLAND  
GORRINGE



# 42 Kingsmead Seaford BN25 2HA

Offers In Excess Of -  
£415,000

A three bedroom detached house with garage & adjoining office. Ample off road parking, situated in a sought after location.

Built in the 1970's the property offers spacious accommodation comprising of entrance hall, through living/dining room with French doors, kitchen/breakfast room and down stairs cloakroom, On the first floor are three good sized bedrooms, bathroom and separate WC.

Outside there is off road parking to the side of the property leading to the double garage, which have been split in half to provide an office area too. The rear garden is fence enclosed, with remainder patio seating area.

The property lies within approximately three quarters of a mile from Seaford town centre and railway station with its links to Lewes, Brighton, Gatwick and London Victoria. Seaford is enclosed by the South Downs National Park and enjoys one and a half miles of uncommercialised seafront. The town itself, offers a wide range of shopping facilities, cafes, restaurants, public houses and leisure activities including leisure centre, tennis, bowls, sailing club as well as two golf courses.



- 1041 Square Foot
- Detached House
- Garage
- Front & Rear Garden
- GUIDE PRICE £425,000 - £450,000
- Three Bedroom
- Sought After Location
- Office
- Close to Schools





Entrance Hall

Cloakroom

Kitchen 4.52m x 2.69m (14'10" x 8'10")

Living/Dining Room 6.63m x 3.63m (21'9" x 11'11")

Landing

Bedroom One 3.78m x 3.63m (12'5" x 11'11")

Bedroom Two 3.63m x 2.69m (11'11" x 8'10")

Bedroom Three 3.56m x 2.69m (11'8" x 8'10")

Bathroom

W/C

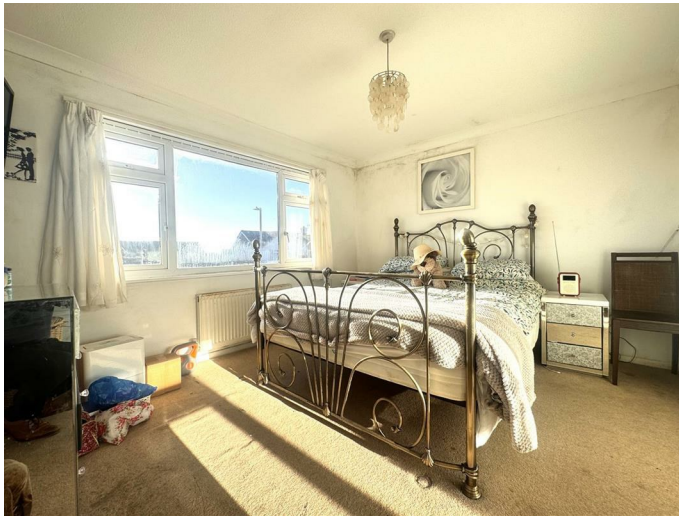
Rear Garden

EPC: C

Council Tax Band: D





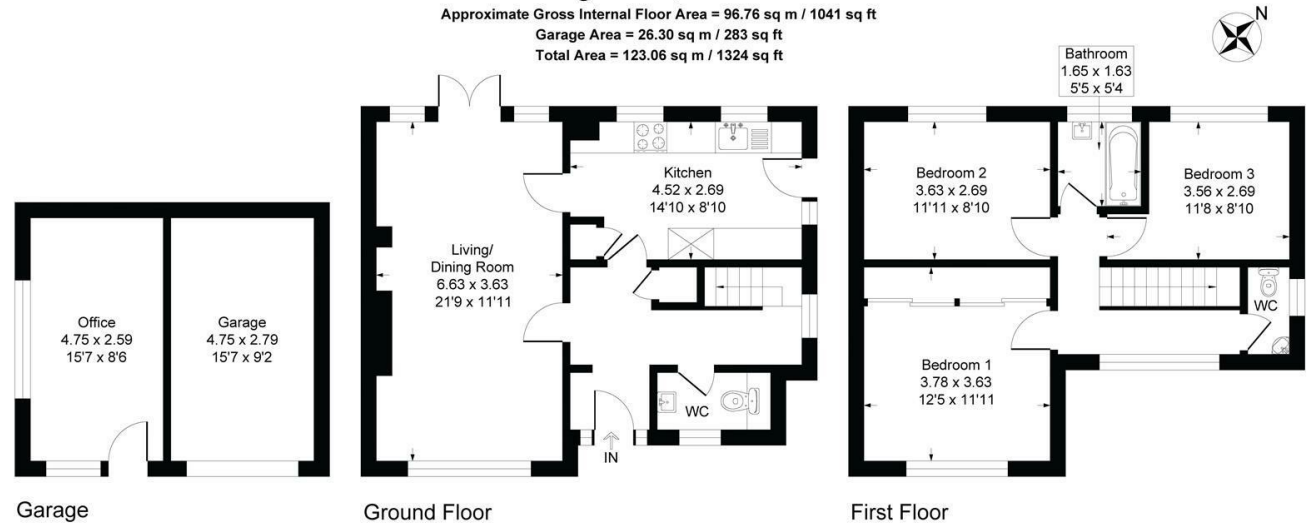


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Approximate Gross Internal Floor Area = 96.76 sq m / 1041 sq ft

Garage Area = 26.30 sq m / 283 sq ft

Total Area = 123.06 sq m / 1324 sq ft



### 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.

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