



2 East Albany Road, Seaford, BN25 1TU

ROWLAND
GORRINGE

2 East Albany Road, Seaford, BN25 1TU

£500,000

A deceptively spacious and modernised detached house, hidden from the road boasting an attractive south facing garden, garage and studio room.

This light and bright house is beautifully presented throughout with spacious and open ground floor accommodation comprising; entrance hall, delightful living room with window over looking the rear garden, internal double doors lead into the open plan kitchen diner. Kitchen area having matching wall and base cupboards, island with hob, space and plumbing for appliances, access to the utility room and window to front aspect. The dining area has a window to the side and access that leads into the pleasant and sun room which further over looks and leads out onto the rear garden. A modern shower room completes the ground floor. To the first floor there are two double and spacious bedrooms and a refitted, modern shower room.

The garden is well established, being the favoured south facing, secluded, with a variety of trees, shrubs and plants. mainly laid to lawn with seating areas, 10' x 8' outbuilding and pergola. To the front there is off road parking leading to the garage and an impressive 15' x 7' studio ideal for a multitude of uses, including arts and crafts room, beauty studio or games room.

The property is located on a sought after tree lined road within four hundred yards of the town centre. Seaford offers a variety of shopping facilities, cafes, coffee shops, restaurants, public houses, a library and two medical Surgeries. The centre also offers a Railway station with services to London via Lewes and Brighton, and A259 bus services to Brighton and Eastbourne.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.









Entrance Porch

Entrance Hall

Living Room

13'11" x 12'9" (4.24m x 3.89m)

Kitchen/Dining Room

21'4" x 12'3" (6.50m x 3.73m)

Utility Room

10'5" x 5'4" (3.18m x 1.63m)

Sun Room

12'1" x 8'2" (3.68m x 2.49m)

Shower Room

6'6" x 5'5" (1.98m x 1.65m)

Bedroom One

14'4" x 12'10" (4.37m x 3.91m)

Bedroom Two

13'3" x 11'1" (4.04m x 3.38m)

Shower Room

7'4" x 4" (2.24m x 1.22m)

Studio

15'1" x 7'9" (4.60m x 2.36m)

Garage

17" x 9" (5.18m x 2.74m)

Outbuilding

10" x 8" (3.05m x 2.44m)

EPC: D

Council Tax Band: E





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Approximate Gross Internal Floor Area = 108.69 sq m / 1170 sq ft

Garage Area = 14.21 sq m / 153 sq ft

Outbuilding Area = 18.29 sq m / 197 sq ft

Total Area = 141.19 sq m / 1520 sq ft

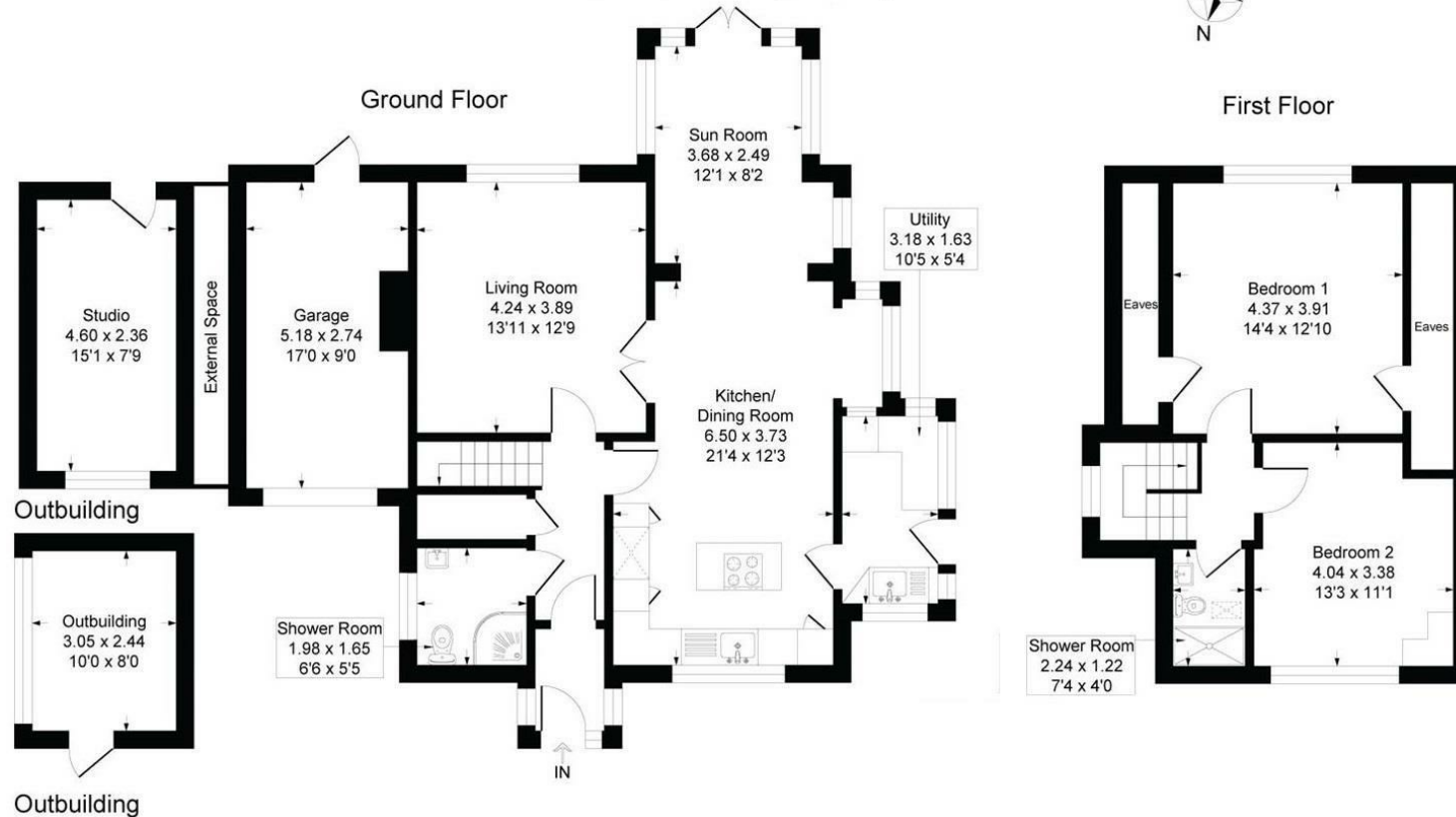


Illustration for identification purposes only, measurements are approximate, not to scale

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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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