



8 St. Andrews Drive, Seaford, East Sussex, BN25 2SG



8 St. Andrews Drive  
Seaford

East Sussex  
BN25 2SG

£525,000

Light and spacious, this superbly presented bungalow was extended as well as refurbished in 2020. With solid oak flooring through the hall carries on into all 4 bedrooms as well as: the through aspect open plan kitchen/living room which has stunning sea views to the front through bifold - the kitchen area has a large breakfast bar with led lighting underneath, the inset appliances include 2 neff ovens with pocket doors, a window overlooks the rear garden whilst a side door leads out. From the living area the bifold doors lead onto the balcony and views to the sea, the glass railing panels are frosted for privacy and have up-lighting. The family bathroom is half tile hung with a double ended free standing bath. The principle bedroom has sea views and sumptuous ensuite with the double ended bath having shower overhead and roof window above. Bedroom 2 also enjoys the seaviews and a fitted bank of wardrobes. bedroom 3 looks onto the rear garden. Bedroom 4 is currently used as an office and has the conservatory leading from this. Further accommodation includes a good sized entrance porch and a utility room located behind the ensuite bathroom.

The easterly rear garden is private and predominately laid to lawn with a gentle slope, whilst a patio adjoins the property. A secure gate leads to the front which again is predominately laid to lawn with path and hardstanding (for several vehicles).

Situated in the sought after Bishopstone area, St Andrews Drive lies within two miles of Seaford town centre and half a mile from the beach and Bishopstone railway station with services to London Victoria via Lewes. Seaford offers comprehensive shopping and medical facilities, two golf clubs and downland walks, seafront esplanade and beach with sailing club.



- Approximately 1257sq ft.
- Sea Views
- Family Bathroom & Ensuite
- Balcony
- Open Plan Living/Kitchen/Dining Room
- Detached Bungalow
- 4 Bedrooms
- Utility Room
- Conservatory



Entrance Porch

Entrance Hall

Kitchen 3.53m x 2.62m (11'7" x 8'7")

Utility Room 2.24m x 1.63m (7'4" x 5'4")

Living Room 5.00m x 3.91m (16'5" x 12'10")

Terrace 4.09m x 1.88m (13'5" x 6'2")

Bedroom One 4.85m x 3.58m (15'11" x 11'9")

En-Suite 2.26m x 2.21m (7'5" x 7'3")

Bedroom Two 3.61m x 3.43m (11'10" x 11'3")

Bedroom Three 3.86m x 2.41m (12'8" x 7'11")

Bedroom Four 2.79m x 2.34m (9'2" x 7'8")

Bathroom 2.77m x 2.26m (9'1" x 7'5")

Conservatory 2.77m x 2.64m (9'1" x 8'8")

Rear Garden

EPC: E

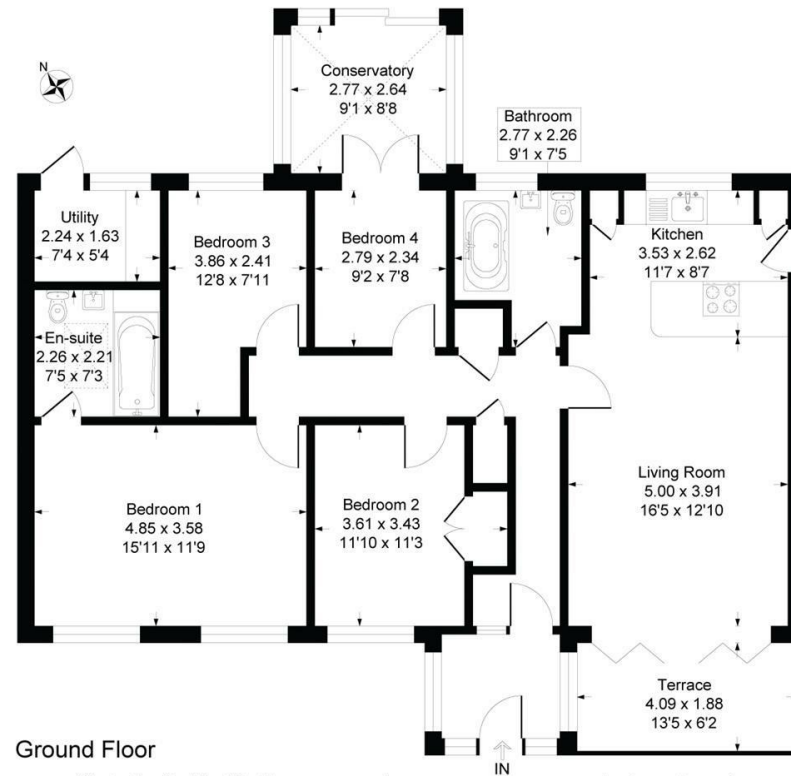
Council Tax Band: D





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Approximate Gross Internal Floor Area = 116.82 sq m / 1257 sq ft



Ground Floor

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

### Rowland Gorrington Estate Agents

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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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