



9 The Ridings, Seaford, BN25 3HW

ROWLAND
GORRINGE

9 The Ridings Seaford BN25 3HW

Guide Price-
£475,000-£500,000

A well presented 3 bedroom detached bungalow situated in a sought after location.

This spacious property is elegantly finished throughout with internal accommodation comprising; Welcoming entrance porch leading into an airy hall. The living/dining room is light and bright throughout offering great space. The kitchen is well-appointed benefiting from access to the rear garden, matching wall and base units and a variety of built in appliances including fridge freezer, dishwasher, electric oven, gas hob, double sink with drainer unit and combination tap. The pristine shower room is fitted with stand alone shower, W/C, Hand wash basin and wall storage units.

This property boasts 3 bedrooms, 1 single and 2 doubles. The principle bedroom benefits from a stylish en-suite fitted with W/C, separate shower and hand wash basin.

The beautiful rear garden is mainly laid to lawn with a full width patio stretching out from the property. The garden is a real sun trap perfect for hosting guests and relaxing.

Further benefits include single garage and driveway with ample off-road parking

The Ridings is a beautifully quiet location, conveniently situated for Blatchington golf club and lovely countryside walks over the South Downs. Cradle Hill primary school, a local bus service and a parade of shops can be found in nearby Lexden Road. Seaford town centre with its range of shops, cafes, restaurants, pubs, beach, bus and rail services can be found within one and a half miles.



- Guide Price - £475,000-£500,000
- Detached Bungalow
- Attractive Rear Garden
- Sought After Location
- En-Suite
- Approximately 1233 sqft
- Garage with Electric Door
- Well Presented
- 3 Bedrooms
- Deceptively Spacious



Kitchen	4.14 x 2.62 (13'6" x 8'7")
Living/Dining Room	6.81 x 4.98 (22'4" x 16'4")
Shower Room	2.62 x 1.70 (8'7" x 5'6")
En-Suite	2.54 x 0.91 (8'3" x 2'11")
Bedroom 1	4.55 x 3.33 (14'11" x 10'11")
Bedroom 3	2.57 x 2.57 (8'5" x 8'5")
Bedroom 2	4.55 x 3.33 (14'11" x 10'11")
Front Garden	
Rear Garden	
Drive/Hardstanding	
Garage	5.74 x 2.51 (18'9" x 8'2")
EPC - D	
Council Tax - D	



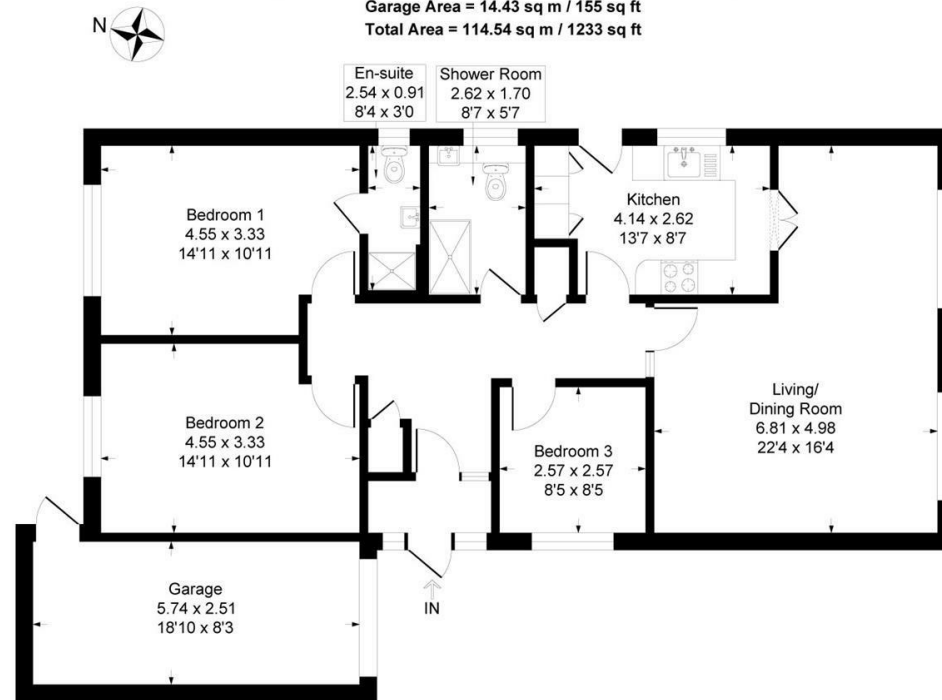


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Approximate Gross Internal Floor Area = 100.11 sq m / 1078 sq ft

Garage Area = 14.43 sq m / 155 sq ft

Total Area = 114.54 sq m / 1233 sq ft



Ground Floor

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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