

1A Barons Close, Seaford, BN25 2TY

ROWLAND GORRINGE

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Seaford
BN25 2TY

£425,000

A superbly presented detached timber framed bungalow, cedar clad, with a natural sedum roof and benefitting from underfloor heating. A unique feature to this bungalow is the well-appointed modern kitchen/breakfast room, with a dual aspect, wooden worktops, tiled splash backs and open aspect to the sunken living room. Steps lead down to the living area, which has views onto the garden, fitted shelving, gradiented ceiling and French doors into the conservatory. The conservatory itself has a commanding view over the garden, an internal electric awning for shade, electric points and 3 glass sliding doors that stack together. Both double bedrooms have built in wardrobes and French doors onto decked area, with bedroom 1 also having an ensuite shower/wc. The main shower room/wc is tiled with the double walk-in shower cubicle having shower boarding. The attached garage has an internal courtesy door, electric roller garage door, power, boiler and to the rear a utility area with working sink/work top /space for washing machine.

Outside the private rear garden and has been superbly landscaped to provide different areas of interest as well as brick patio area and composite decking outside the bedrooms. You will also find a summerhouse with power, modern greenhouse, tool shed and a 'wheel' based beach hut for storage. The garden is well established and has secure access to the front from both sides. The front is predominately set to gravel drive with ample parking, however there also a lawn to the side.

Barons Close is ideally located, within a highly sought after residential area, having easy access of both South Downs National Park & towards the sea. Picturesque walks over the South Downs, Seafront and Tidemills are on your doorstep. Seaford has a long uncommercialised beach and promenade, a wide range of shops, restaurants and cafes, railway station (London Victoria 90 minutes), bus services to Eastbourne, Brighton and surrounding villages. Bishopstone train station is only a 5-minute walk from the property, and bus services to Brighton & Eastbourne every 15 minutes are available from the end of the road.



- Approximately 1341sq ft
- 2 Double Bedrooms
- 2 Shower Rooms/WC
- Garage with Utility Area
- Private Garden
- Individual Bungalow
- 3 Receptions
- Under Floor Heating
- Driveway/Hardstanding
- No Onward Chain



Hall	
Kitchen Area	4.11m x 3.35m (13'5" x 10'11")
Dining Area	3.05m x 1.91m (10'0" x 6'3")
Living Room	5.77m x 4.14m (18'11" x 13'6")
Conservatory	4.85m x 2.34m (15'10" x 7'8")
Bedroom 1	4.22m x 4.11m (13'10" x 13'5")
- En-suite	1.75m x 1.63m (5'8" x 5'4")
Bedroom 2	3.33m x 3.05m (10'11" x 10'0")
Shower Room/WC	2.11m x 1.85m (6'11" x 6'0")
Garage	5.64m x 2.84m (18'6" x 9'3")
Drive/Hardstanding	
Garden	
- Summerhouse	2.90m x 2.31m (9'6" x 7'6")
- Store	1.80m x 1.02m (5'10" x 3'4")
- Greenhouse	
-Tool Shed	

Council Tax Band: D

EPC: C

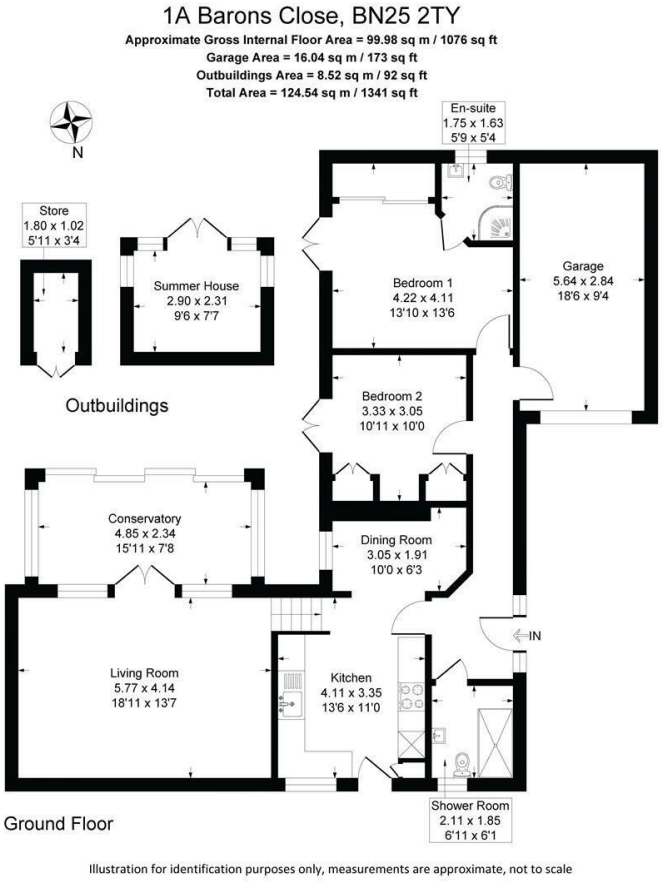












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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given 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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