



87 Princess Drive, Seaford, BN25 2QT

ROWLAND
GORRINGE

**87 Princess Drive,
Seaford, BN25 2QT**

**Guide Price-
£575,000-£595,000**

A spacious and extend five bedroom detached house boasting a stunning open plan kitchen diner which leads onto the rear garden.

Built in 1990's, this beautifully presented and extended (2022) house offers well thought out internal accommodation comprising; entrance hall, through living room with oak flooring, bay window to the front aspect and double doors which lead into; The impressive 28' open plan kitchen diner, this room is a real show stopper with large island incorporating the sink and electric hob with built in extractor, ample wall and base cupboards, some integrated appliances including double oven, wine fridge and dishwasher. The sliding doors open onto the rear decking to really give the option of inside outside living. The ground floor further offers a utility room and cloakroom/wc.

To the first floor there are five bedrooms and a family bathroom. The master suite has an en-suite shower room and built in wardrobes.

Further benefits include; Extension completed 2022, New boiler 2022, full new roof tiles 2022, electric garage door and smart thermostat.

To the front there is ample off road parking leading the store/ garage access to the front door. The secluded rear garden is tiered with various seating areas including decking leading from the kitchen area, steps leading up to the patio seating area ideal for hosting BBQs, remainder artificial lawn.

Delightful walks can be enjoyed over the nearby farmlands, with a private golf course nearby and approximately half a mile from Seaford town centre. Seaford is surrounded by the South Downs National Park and enjoys over two miles of un-commercialised promenade and beach. The town has a wide range of shopping facilities, schools for all ages, choice of restaurants, cafes and bars. There are two golf courses, a leisure centre, tennis, bowls, rugby, cricket and sailing clubs, plus fishing, cycling and many other recreational facilities. The railway station offers a service to London (Victoria 90 minutes). Regular bus services are available to Eastbourne, Brighton and outlying villages.

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.

The cross channel port of Newhaven has daily services to Dieppe, busy yacht marina and fishing fleet. The larger coastal resorts of Eastbourne and Brighton are approximately 10 and 13 miles respectively and Gatwick airport 42 miles.









Entrance Hall

Living Room

17'6" x 11'10" (5.33m x 3.61m)

Kitchen/Dining Room

28'5" x 11'8" (8.66m x 3.56m)

Cloakroom

Utility Room

8'1" x 6'10" (2.46m x 2.08m)

Landing

Bedroom One

15'8" x 14'2" (4.78m x 4.32m)

En-Suite

6'11" x 5'5" (2.11m x 1.65m)

Bedroom Two

11'11" x 9'1" (3.63m x 2.77m)

Bedroom Three

12'5" x 8'8" (3.78m x 2.64m)

Bedroom Four

13'4" x 8'1" (4.06m x 2.46m)

Bedroom Five

11'11" x 9'11" (3.63m x 3.02m)

Bathroom

Off Road Parking

Rear Garden

Garage

12'5" x 8'1" (3.78m x 2.46m)

EPC: C

Council Tax Band: D





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Approximate Gross Internal Floor Area = 157.14 sq m / 1691 sq ft

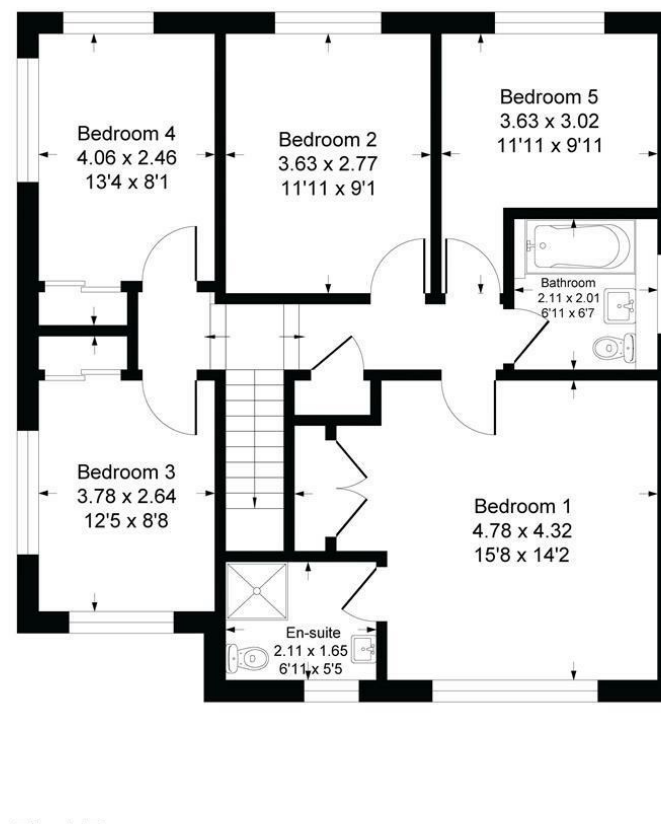
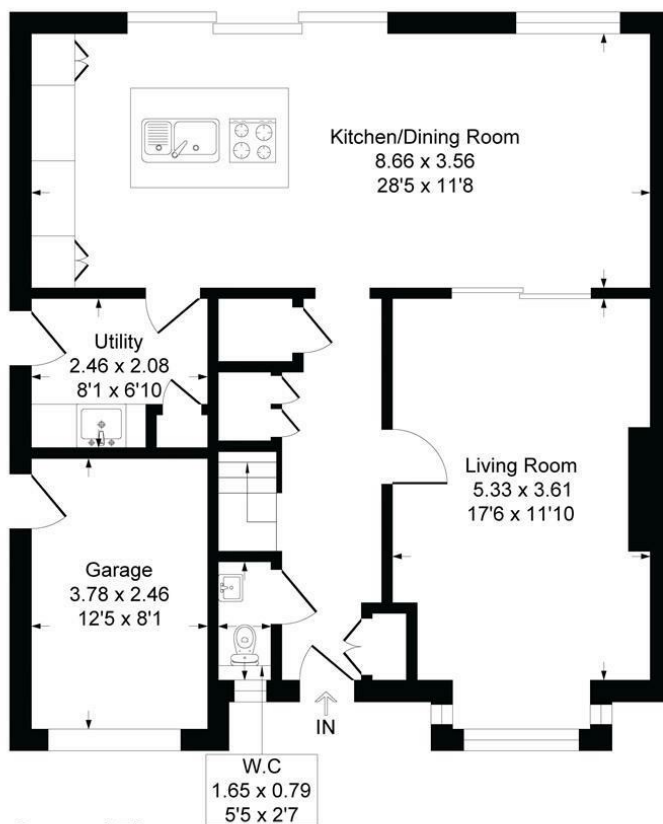


Illustration for identification purposes only, measurements are approximate, not to scale

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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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