



22 Micklefield Way, Seaford, BN25 4EU

ROWLAND
GORRINGE

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£385,000

An immaculately presented end of terrace house with Seaford Head views situated in a popular location.

The house has been modernised throughout to an exceptionally high standard by the current owner, internal accommodation comprises; open plan ground floor living/ dining area with modern kitchen area with under floor heating, matching wall and base units, work surface space for appliances, living area with door leading to the rear. A downstairs cloakroom is found from the hallway. To the first floor the landing leads to the three bedrooms and family modern bathroom.

The landscaped rear garden is well maintained and secluded boasting a southerly aspect. Further benefits include a multi purpose garden room perfect for a extra snug area, office or beauty room.

Micklefield Way is situated just south of the A259, close to Seaford Head and downland walks. Local schools and bus routes are also nearby. Seaford town centre and railway station, with links to Brighton and London, are approximately half a mile distant.

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.



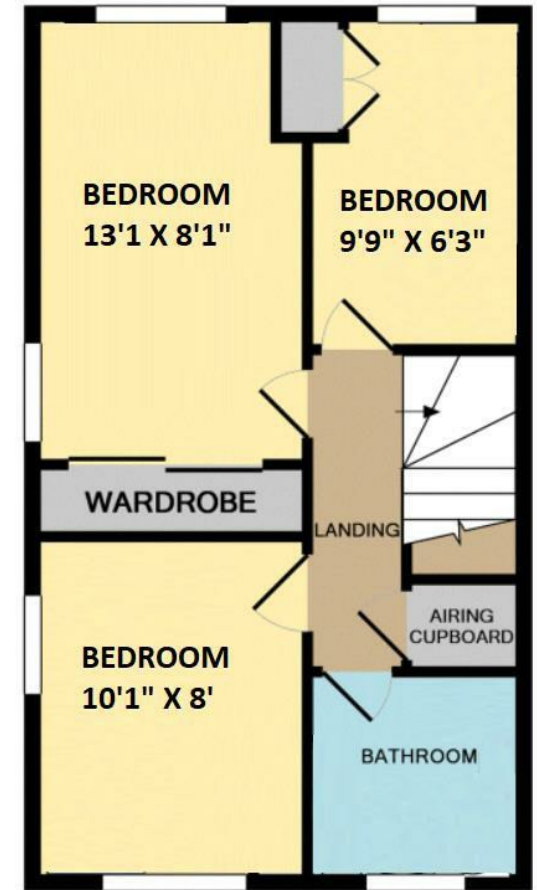
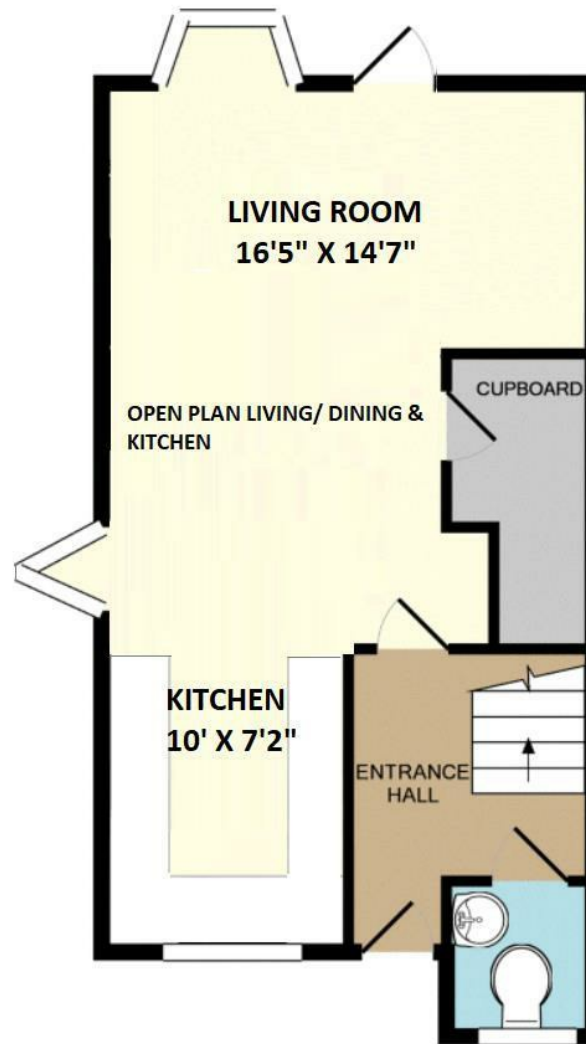
- Immaculate Throughout
- Garden Room
- Landscaped
- Sought After Location
- Modern Kitchen

- Open Plan Living
- South Facing Garden
- Off Road Parking for 2 Cars
- Close to Picturesque Walks
- Modern Bathroom



Entrance Hall	
Living Area	5.01 x 4.45 (16'5" x 14'7")
Kitchen	3.07 x 2.19 (10'0" x 7'2")
Cloakroom WC	
Landing	
Bedroom One	3.99 x 2.47 (13'1" x 8'1")
Bedroom Two	3.08 x 2.44 (10'1" x 8'0")
Bedroom Three	2.99 x 1.92 (9'9" x 6'3")
Bathroom	
Garden Room	3.84 x 2.23 (12'7" x 7'3")
Shed	1.89 x 2.23 (6'2" x 7'3")
Rear Garden	
Two Allocated Parking Spaces	
EPC: C	
Council Tax: C	





Rowland Gorringe 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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