



9 Marine Parade, Seaford, BN25 2PL

ROWLAND
GORRINGE

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Guide Price £400,000

This charming three-double-bedroom terraced house is perfectly positioned right on the beach, offering uninterrupted sea views and breath taking sunsets enjoyed from both the conservatory and main bedroom.

The accommodation is well laid out and comprises an entrance hall, a spacious lounge featuring an open fireplace, and a useful under-stairs storage cupboard. The property also offers a fitted kitchen, conservatory, and three generously sized double bedrooms, all with carpeted flooring, with built-in storage and fitted wardrobes to selected rooms.

There are two bathrooms along with a separate WC, providing excellent practicality for family living.

Externally, the property truly shines with a large decking area to the front, directly facing the sea—perfect for relaxing or entertaining while enjoying coastal views. To the rear, there is private parking for two vehicles, leading to a garage, along with ample on-street parking available nearby.

Located in the highly desirable seaside town of Seaford, the property benefits from a prime location just a stone's throw from the beach, while also being conveniently close to the train station, making it ideal for commuters, families, or those seeking a coastal retreat.

Although on Marine Parade the property is accessed via Beach Close. Beach Close is a private close that runs parallel to the seafront. You will find within a few hundred yards of the property 'the Salts' recreation park, a parade of shops on Claremont Road and the coastal Brighton-Eastbourne bus route. Seaford town centre with its range of shops, pubs, cafes, restaurants, Railway station with links to Brighton/Lewes/London Victoria, library and post office lies within approximately half a mile.



- Guide Price £400,000 - £450,000
- Freehold House
- Beachfront Location
- Garage
- Stunning Sea Views
- Well Presented
- Walking Distance to Station
- Private Road



Entrance Hall

First Floor

Living Room 5.13m x 4.24m (16'10" x 13'11")

Kitchen 4.27m x 2.51m (14" x 8'3")

Conservatory 3.68m x 2.97m (12'1" x 9'9")

Cloakroom

Ground Floor

Bedroom Three 4.22m x 2.87m (13'10" x 9'5")

Bathroom

Garage 4.88m x 2.06m (16" x 6'9")

Second Floor

Bedroom One 4.27m x 2.95m (14" x 9'8")

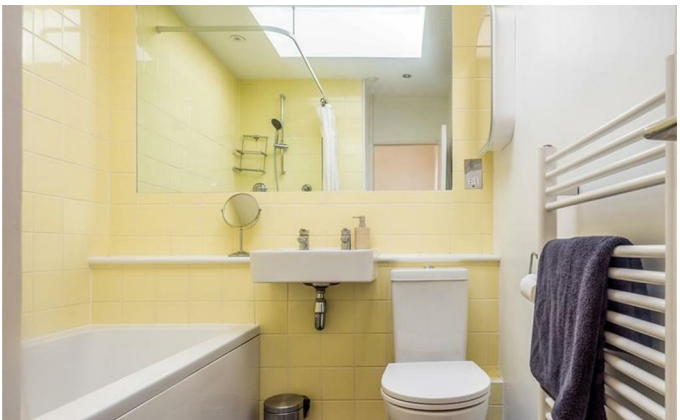
Bedroom Two 4.24m x 2.95m (13'11" x 9'8")

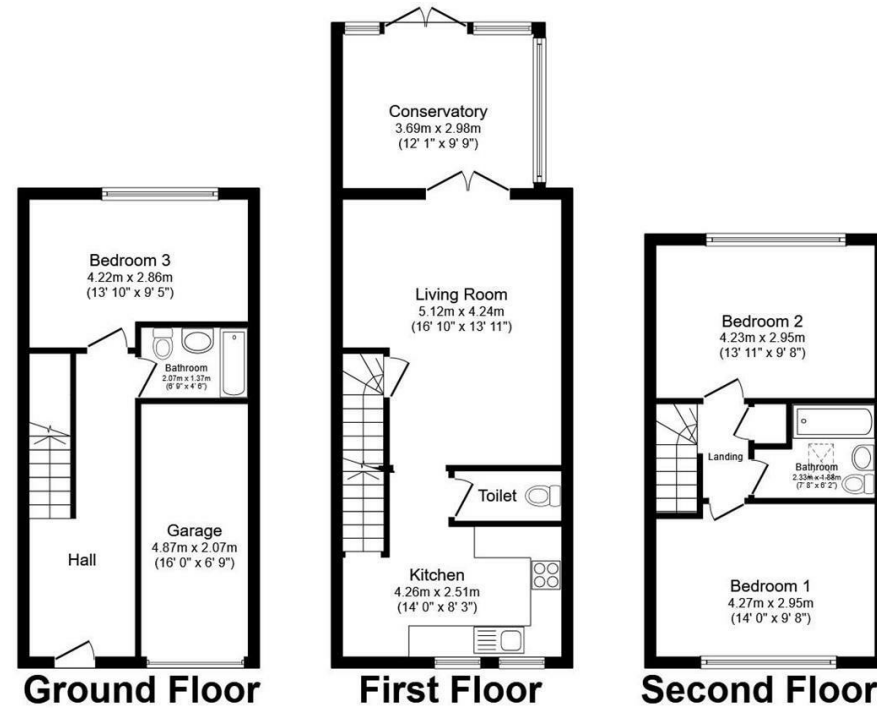
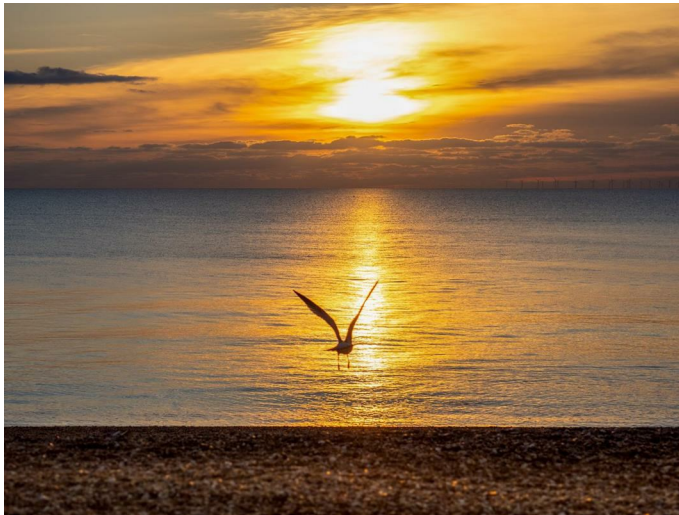
Bathroom

Garden

EPC: D

Council Tax Band: C





Total floor area 119.4 sq.m. (1,285 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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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