

4 Park Road, Seaford, BN25 2PG

ROWLAND GORRINGE

4 Park Road
Seaford
BN25 2PG

Guide Price -
£500,000-£550,000

An immaculate detached chalet bungalow, situated in this sought after coastal location, approximately 100 yards away has the benefit of various sports facilities, popular cafe and children's play area. The esplanade, railway station, local shop in Claremont Road and bus services are all located within close walking distance.

The property has been refurbished to a high standard by the current owner with internal accommodation comprising; kitchen/breakfast room, two ground floor and double bedrooms, through living room, bathroom with separate wc. On the first floor there is the spacious bedroom with modern ensuite. There is also a good-sized eaves with the opportunity, subject to necessary consent to extend further if required.

Outside there is off road parking in front of the garage, good size south westerly aspect rear garden and views to Seaford Head. The property is offered for sale with no onward chain.

Highly regarded for its positioning, Park Road comes directly off 'the salts recreation ground' and the property itself is within a few hundred yards of the beach, Claremont Road shopping parade 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.



- 1142 Sq Foot
- Detached Chalet Style
- Sought After Location
- Refitted Kitchen
- No Onward Chain
- Immaculately Presented Throughout
- Three Bedrooms
- Close to Seafront
- Off Road Parking & Garage



Entrance Hall	
Living Room	5.74m x 3.30m (18'10" x 10'10")
Kitchen	3.35m x 3.25m (11' x 10'8")
Bedroom 2	3.94mx 3.61m (12'11"x 11'10")
Bedroom 3	2.95m x 2.82m (9'8" x 9'3")
Bathroom	
First Floor	
Bedroom 1	3.66m x 3.43m (12' x 11'3")
Ensuite	
Eaves Storage	
Garage	5.49m x 2.44m (18' x 8')
Front & Rear Garden	
EPC: C	
Council Tax: D	











4 Park Road, BN25 2PG

Approximate Gross Internal Floor Area = 106.10 sq m / 1142 sq ft

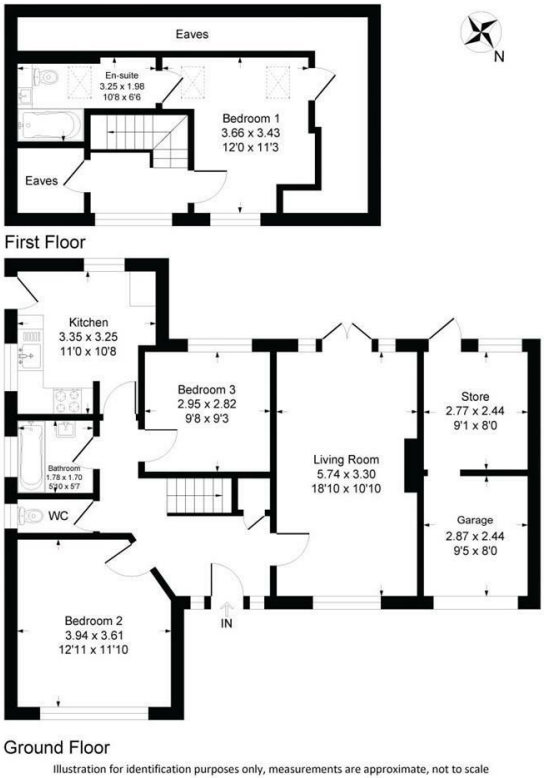


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

www.rowlandgorringe.co.uk

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.UK

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.

ROWLAND GORRINGE