

11 Grosvenor Road, Seaford, BN25 2BS

ROWLAND GORRINGE

11 Grosvenor Road
Seaford
BN25 2BS

£450,000

A deceptively spacious and versatile detached house located in a sought after road within close proximity to Seaford Town centre, bus routes and mainline railway station.

Offering scope to improve and extend this light and bright house was built circa 1920, with a 1st floor extension carried out in the 1980's. The internal accommodation comprises, entrance hall, living room to the front aspect, kitchen which over looks and leads onto the rear garden, further opening leading to the dining room which could be opened up to make a stunning kitchen/dining room. Bedroom /family room and a useful shower room completes the ground floor. To the first floor there are three bedrooms and an ensuite shower room to bedroom 1.

Outside there is off road parking, lawn area and path leading to the front door. The rear garden is in excess of 80' in length being mainly laid to lawn, with patio seating area, a summer house and sheds.

Situated in a sought-after position on Grosvenor Road - close to the town centre, Seaford is surrounded by the South Downs National Park, with over two miles of un-commercialised promenade and beach, Seaford offers a wide range of shopping facilities and a choice of restaurants, cafés and bars. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. Seaford railway station offers a service to London (Victoria 90 minutes). The adjoining cross channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.

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 judgement. The desirable and renowned Bedes private school can be found in nearby Eastbourne town.



- 1346 Square Foot
- Sought After Location
- Scope to Extend
- Close to Bus Routes
- Off Road Parking
- Versatile Accomodation
- Four Bedrooms
- Close to Town
- Spacious Rear Garden
- No Onward Chain



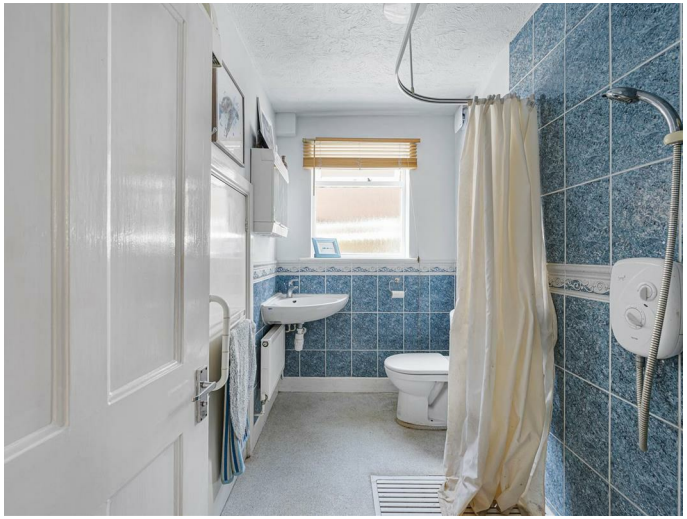
Entrance Hall	
Living Room	4.55m x 3.94m (14'11" x 12'11")
Kitchen	4.57m x 4.27m (15' x 14')
Dining Room	3.33m x 3.07m (10'11" x 10'1")
Bed 4/ Family Room	3.63m x 3.63m (11'11" x 11'11")
Shower Room/WC	
First Floor Landing	
Bedroom 1	4.75m x 3.40m (15'7" x 11'2")
Bedroom 2	3.61m x 3.38m (11'10" x 11'1")
Bedroom 3	2.64m x 1.80m (8'8" x 5'11")
Shower Room/WC	
Eaves Storage	
Front Garden	
Rear Garden	
Council Tax: E	
EPC: D	











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Approximate Gross Internal Floor Area = 125.05 sq m / 1346 sq ft

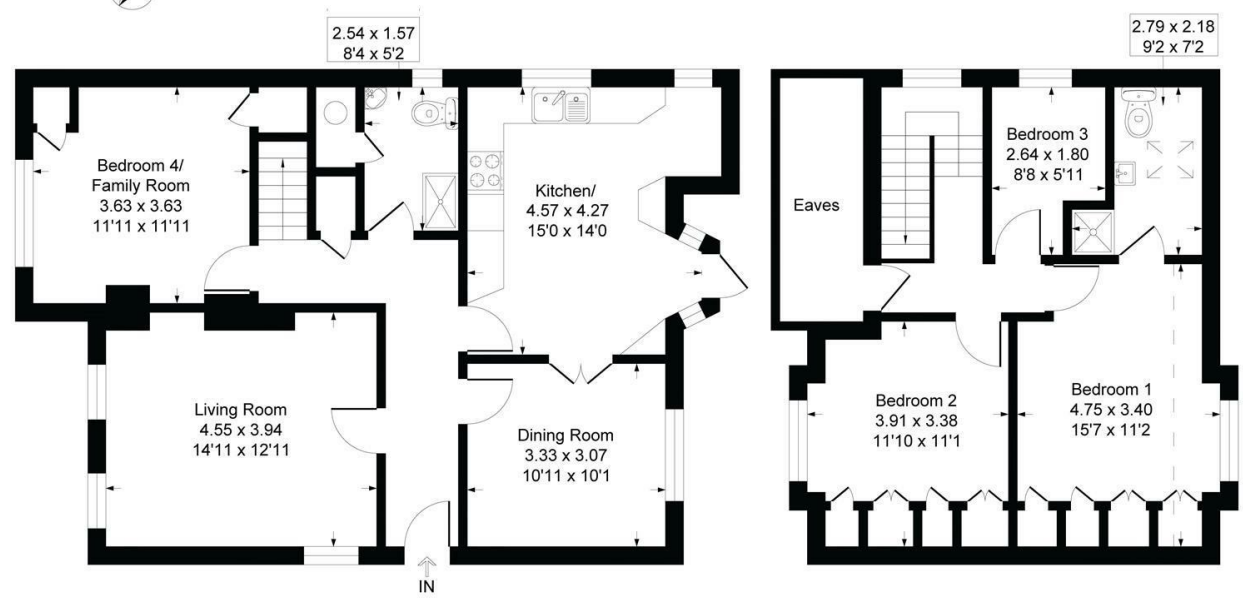


Illustration for identification purposes only, measurements are approximate, not to scale

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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.