



204 Vale Road, Seaford, BN25 3HJ

# 204 Vale Road Seaford BN25 3HJ

## £350,000

A well presented, extended, 3 bedroom, semi-detached house with parking for multiple vehicles and a private south facing garden. No onward chain.

The entrance boasts a lean to entrance porch leading to a shower room with w/c and hand basin. You will find a very spacious living room/diner to the front showcasing a decorative fireplace, radiator and double glazed windows. The kitchen has been fitted with a good range of wall and base units comprising a sink with cupboards below, a built in electric oven, gas hob plumbing and a washing machine. The rear features a family/multi purpose room boasting sliding doors to a private courtyard garden.

There are stairs to the first floor landing with a window to the side. The bathroom has been fitted with a tiled suite comprising a panel bath, shower over, wash hand basin and a window to the rear. The main bedroom is a good size double room with a radiator and window overlooking the front. Bedroom two is a good size double bedroom with a radiator and overlooks the front while bedroom three is to the rear.

Outside to the front there is ample off road parking, and path to the entrance porch. The rear garden has a courtyard patio and steps up to a lawn and patio seating area which is enclosed with timber fencing and privacy given by the established plantation.

Located in Vale Road the property is ideally close to a primary school, local shops in both Lexden Road/Alfriston Road, Bus stops close by with routes to Eastbourne/Brighton, Seaford town centre with its comprehensive range of shops, cafes, library, medical centres, railway station, seafront promenade and beach are all within one and a quarter miles.



- Approximately 1,164 sq ft
- Semi-Detached
- Ample Off Road Parking
- Close to Shops
- Private Courtyard
- No Onward Chain
- Close to Schools
- South Facing Garden
- Downstairs Shower Room + W/C
- Close to Bus Routes



Porch

Kitchen 2.80 x 2.09 (9'2" x 6'10")

Living Room 6.37 x 3.93 (20'10" x 12'10")

Dinning Room 5.12 x 2.09 (16'9" x 6'10")

Family Room 5.16 x 2.82 (16'11" x 9'3")

Shower Room 1.54 x 1.15 (5'0" x 3'9")

Landing

Bathroom 3.25 x 1.17 (10'7" x 3'10")

Bedroom 1 3.96 x 3.06 (12'11" x 10'0")

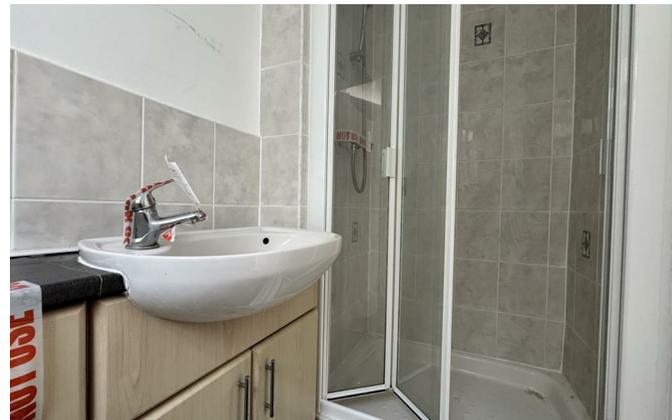
Bedroom 2 3.32 x 2.94 (10'10" x 9'7")

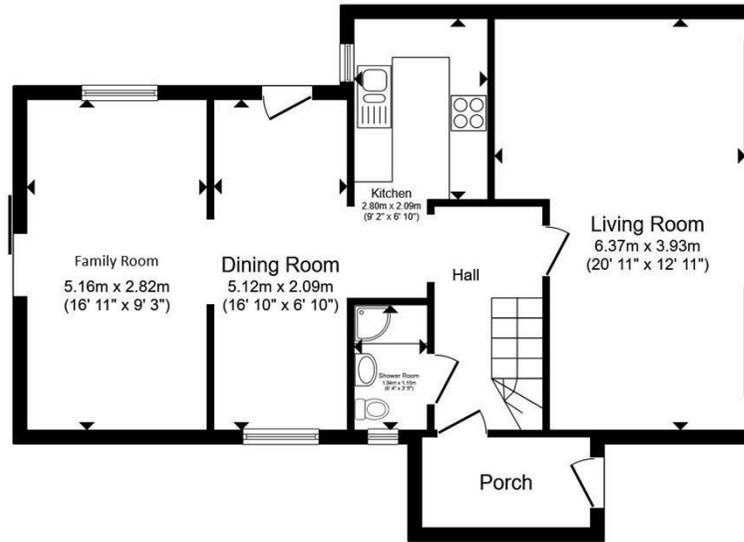
Bedroom 3 3.06 x 2.12 (10'0" x 6'11")

Rear Garden

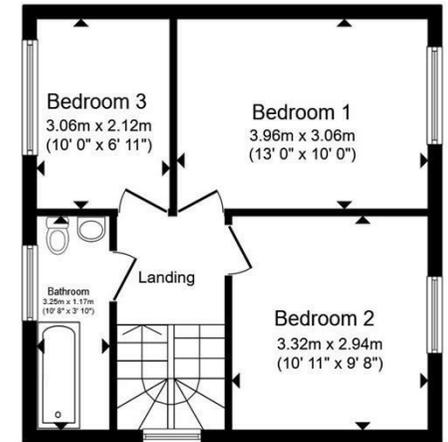
EPC - C

Council Tax Band - C





**Ground Floor**



**First Floor**

**Total floor area 108.1 m<sup>2</sup> (1,164 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.propertybox.io](http://www.propertybox.io)

**Rowland Gorrington Estate Agents**

Station Approach, Seaford, East Sussex, BN25 2AR

**01323 490680**

[hello@rowlandgorrington.co.uk](mailto:hello@rowlandgorrington.co.uk)

[www.rowlandgorrington.co.uk](http://www.rowlandgorrington.co.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.

