



5 Ashurst Road, Seaford, BN25 1AH

ROWLAND
GORRINGE

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£425,000

Deceptively light and spacious this semi detached early 1900's house has been lovingly refurbished and maintained. Downstairs the living room sits to the front with bay window and fire place with wood burner in situ. Directly behind is the dining room with views to the garden and archway to the kitchen. The kitchen is well appointed with island, as well as a range of wall/base units - there is also access to utility cupboard, a downstairs wc/cloakroom and a back door to the garden. To the first floor you have 3 double bedrooms and the bathroom. Bedrooms 2 and 3 both look onto the garden. Bedroom 1 is currently used as an office/studio and has a 'boat stair' that leads to an attic/hobby room. Character features to the property include stripped wood flooring, panelled doors, picture rails and cornicing.

The rear garden is westerly facing and private. With flint wall boundaries the garden has a lawn, patio area, bedded areas, summer house and secure side access to the front. The attractive front garden has established beds and path ways between.

Ashurst Road is ideally situated within close proximity to the town centre and its wide range of shops, A259 coastal road (with bus service to Brighton & Eastbourne every 15mins) and railway station (with links to London (Victoria) and Brighton). This family sized house is close to both a primary and secondary schools located on nearby Steyne Road/Sutton Avenue. A large park with children's play area is also located within a few hundred yards. The uncommercialised seafront promenade and beach are located less than a ¼ of a mile of the property.

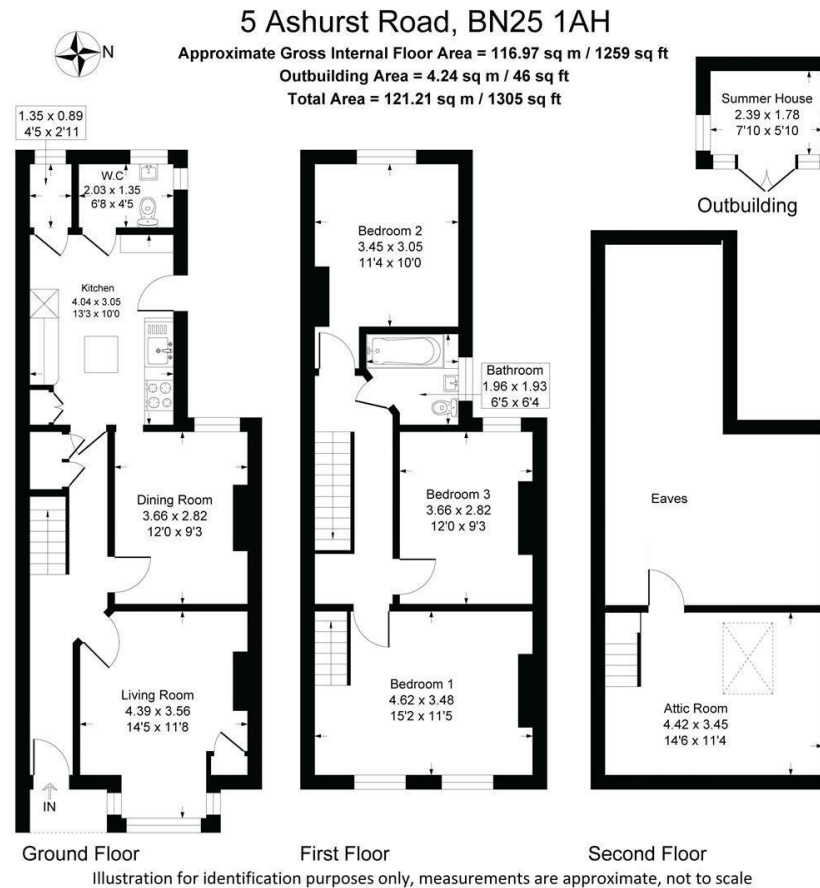


- Approximately 1259sq ft
- Character Features
- Well Presented Throughout
- Attic/Hobby Room
- No Onward Chain
- Semi Detached House
- 3 Double Bedrooms
- Private Westerly Garden
- Close to Town Centre



Entrance Porch	
Entrance Hall	
Kitchen/Breakfast Room	4.04m x 3.05m (13'3" x 10")
Cloakroom	
Dining Room	3.66m x 2.82m (12" x 9'3")
Living Room	4.39m x 3.56m (14'5" x 11'8")
First Floor Landing	
Bedroom One	4.62m x 3.48m (15'2" x 11'5")
Bedroom Two	3.45m x 3.05m (11'4" x 10")
Bedroom Three	3.66m x 2.82m (12" x 9'3")
Bathroom	1.96m x 1.93m (6'5" x 6'4")
Second Floor	
Attic Room	4.42m x 3.45m (14'6" x 11'4")
Eaves	
Rear Garden	
Summer House	2.39m x 1.78m (7'10" x 5'10")
EPC: D	
Council Tax Band: C	





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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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