



2 Kingston Green, Seaford, BN25 4NB

ROWLAND
GORRINGE

2 Kingston Green Seaford BN25 4NB

£525,000

A detached 4 bedroom house with views and south facing rear garden.

A light and spacious house with a generous dual aspect living room to the front with double doors leading into the: dining room – which has views into the garden through the conservatory. The brick-based conservatory has radiator, picture window facing south and patio door onto garden as well views to Seaford Head. The 17' kitchen lies to the rear of the property, next to the dining room, has views over the garden to Seaford Head and a patio door onto the garden. There is also a downstairs cloakroom/wc. The dual aspect landing is light and generous in size with 2 hall cupboards for storage. All 4 bedrooms are found on the first floor with bedrooms 1,2 and 3 having fitted or built in wardrobes. Bedrooms 2 and 3 have views towards Seaford Head. The family bathroom is located next to a shower room, with a high-level window between (this could be knocked through to create a sizeable family bathroom). The property has been well maintained but is need of modernisation and presents the opportunity to improve and potentially extend to suit your needs.

Outside: The south facing rear garden is predominately laid to lawn with a large brick patio adjoining the house and views to Seaford Head. There are pathways to either side of the house leading to the front with secure access. To the front is lawn with a block brick drive leading to the garage and the property.

Kingston Green is located within the sought after South East quarter of Seaford, close to Seaford Head golf course, yet within easy reach of schools, leisure centre and recreation grounds, local shops and bus services. Seaford town centre with all its amenities, railway station, delightful downland walks, seafront promenade and beach are all within approximately one mile. Surrounded by the South Downs National Park and enjoying more than a mile of un-commercialised esplanade and beach, Seaford has a wide range of shopping facilities, restaurants, coffee houses and tea rooms. It also benefits from a station with rail link to London Victoria in 90 minutes, regular bus services to Brighton and Eastbourne, a leisure centre and many other recreational facilities.



- Approximately 1663sq ft.
- 4 Bedrooms
- South Facing Rear Garden
- Views to Seaford Head
- Detached House
- 3 Receptions
- Double Garage
- No Onward Chain



Entrance Porch

Entrance Hall

Cloakroom

Kitchen 5.44m x 2.95m (17'10" x 9'8")

Dining Room 3.73m x 3.30m (12'3" x 10'10")

Living Room 5.36m x 4.22m (17'7" x 13'10")

Conservatory 3.73m x 3.12m (12'3" x 10'3")

Bedroom 1 4.22m x 3.35m (13'10" x 11")

Bedroom Two 3.68m x 2.84m (12'1" x 9'4")

Bedroom Three 2.95m x 2.69m (9'8" x 8'10")

Bedroom Four 2.74m x 2.41m (9" x 7'11")

Bathroom

Rear Garden

Garage 5.08m x 4.52m (16'8" x 14'10")

EPC: C

Council Tax Band: F

Tenure: Freehold





2 Kingston Green, BN25 4NB

Approximate Gross Internal Floor Area = 150.56 sq m / 1621 sq ft

Garage Area = 22.96 sq m / 247 sq ft

Total Area = 173.52 sq m / 1868 sq ft

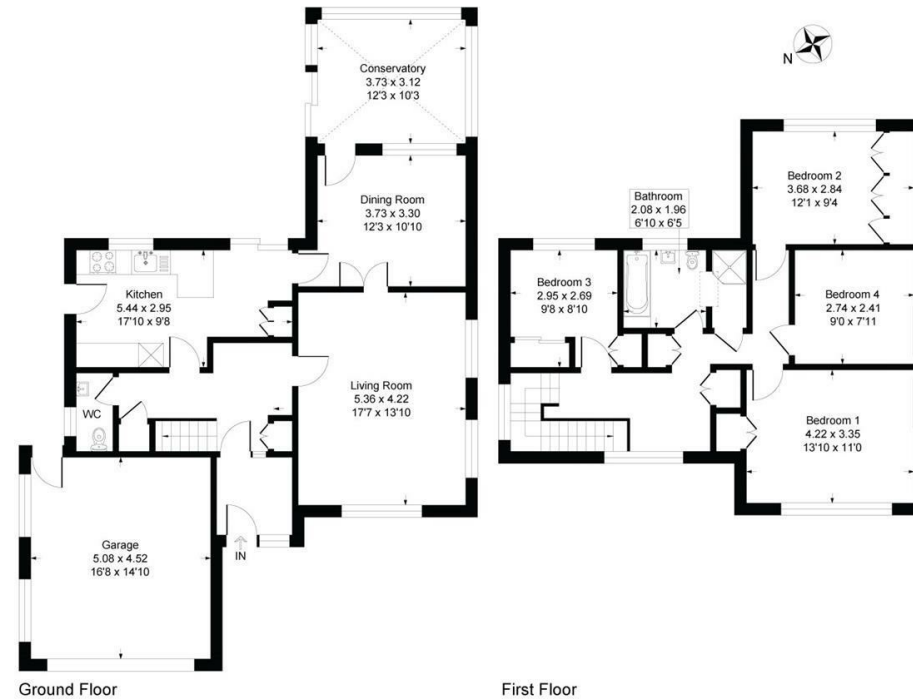


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
www.rowlandgorringe.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.

**ROWLAND
GORRINGTON**