

60 Carlton Road, Seaford, BN25 2LS

ROWLAND GORRINGE

60 Carlton Road
Seaford
BN25 2LS

£325,000

The detached house is set back from the road and enjoys an elevated position, with views over the valley development.

The ground floor consists of a dual aspect kitchen with side door to the garden. A cloakroom/wc is located within the entrance hall The living/dining room has a dual aspect also with a floor to ceiling front window enjoying far reaching views. A staircase with cupboard underneath leads from the living room to the first-floor landing. From the landing you access all 3 double bedrooms which have built in wardrobes, with bedroom 2 having access onto the rear garden patio. There is also a family bathroom with bath, separate shower and separate toilet adjoining. Bedroom

Outside: the private rear garden is south facing with 2 patio areas, a raised sun deck, shed and secure access to the front. The majority of the garden sits to the side with established trees and bushes.

The garage to the property has power and is located on the end of a block of three garages facing onto Carlton Road.

Located on Carlton Road, a very popular area of Seaford the property is accessed via a short concrete path. Bus services and a parade of shops are close by in Claremont Road, whilst a local Co-Op can be found in nearby Princess Drive. Seaford town centre with its wide range of shopping facilities, pubs, cafes, restaurants, library, rail services, seafront promenade and beach can be found within approximately one mile.



- Approximately 984sq ft.
- 3 Double Bedrooms
- Garage with Power
- Set Back from Road
- Detached House
- Southerly Rear Garden
- Elevated Position
- Tenure: Freehold



Entrance Hall	
Kitchen	4.28m x 2.36m (14'0" x 7'8")
Living/Dining Room	6.05m x 4.35m (19'10" x 14'3")
Cloakroom/WC	
Landing	
Bedroom 1	4.53m x 3.47m (14'10" x 11'4")
Bedroom 2	3.45m x 2.77m (11'3" x 9'1")
Bedroom 3	3.30mx 2.61m (10'9"x 8'6")
Family Bathroom	2.76m x 1.84m (9'0" x 6'0")
Separate WC	
Garage	5.59m x 2.84 (18'4" x 9'3")
Rear Garden	
Side Garden	
Front Garden	

Council Tax Band: D

EPC: TBC













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