



3 Pelham Cottages Pelham Yard, Seaford, BN25 1PQ

ROWLAND  
GORRIDGE

3 Pelham Cottages  
Pelham Yard  
Seaford  
BN25 1PQ  
£370,000

Light and deceptively spacious this well presented 3 bedroom end of terraced house offers a dual aspect kitchen/breakfast room with tiled floors and French doors onto the courtyard garden. The 21' living/dining room has windows to both front and the rear, whilst a staircase leads upstairs. There is also a study/office to the front as well as a toilet/ WC which completes the ground floor accommodation. Upstairs you have a light and airy landing giving access to all 3 double bedrooms and the modern walk-in shower room/wc. Both the shower room and bedroom 3 have views towards Seaford Head.

The private southerly courtyard garden is laid to patio with an attractive low maintenance border.

Located within Seaford town centre, Pelham Cottages is ideal. Having easy access to a wide range of shopping facilities including coffee shops, cafes, restaurants and pubs. Bus services to Eastbourne & Brighton, library, railway station with its direct services to London/Brighton can all be found on nearby A259. Whilst the seafront promenade/beach are located within less than  $\frac{1}{4}$  mile.



- Approximately 1013 ft<sup>2</sup>
- 3 Bedrooms
- 21' Living/Dining Room
- Office
- Private Southerly Garden
- End Of Terrace House
- Town Centre Location
- Kitchen/Breakfast Room
- Walk-in Shower/WC
- No Onward Chain



Hall

Kitchen/Breakfast Room 3.63m x 3.18m (11'10" x 10'5")

Living/Dining Room 6.60m x 3.58m (21'7" x 11'8")

Office/Study 2.62m x 2.01m (8'7" x 6'7")

Toilet/WC 2.01m x 0.89m (6'7" x 2'11")

Landing

Bedroom 1 3.86m x 3.53m (12'7" x 11'6")

Bedroom 2 3.71m x 3.05m (12'2" x 10'0")

Bedroom 3 2.74m x 2.64m (8'11" x 8'7")

Shower/WC 2.36m x 1.85m (7'8" x 6'0")

Courtyard Garden

Council Tax Band: C

EPC: C





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Approximate Gross Internal Floor Area = 94.11 sq m / 1013 sq ft

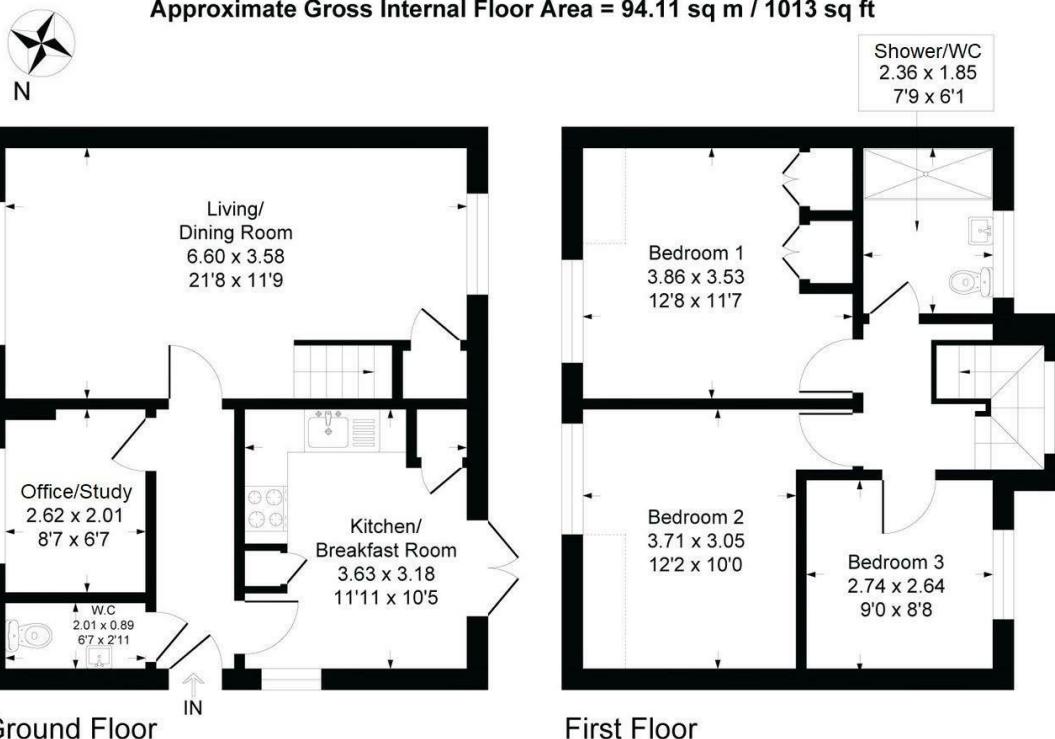


Illustration for identification purposes only, measurements are approximate, not to scale

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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.

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