



12 Marine Parade, Seaford, BN25 2PL

12 Marine Parade Seaford BN25 2PL

£435,000

Arranged over 3 floors this mid-terraced seafront house has stunning sea views and the potential for separate income or family annex. Entrance to the property is from Beach Close where there is parking and a garden. The lower ground floor has bamboo flooring and is now a self contained flat - the kitchen/living room was originally the garage. There is shower/wc, whilst the double bedroom (3) lies behind this. From the entrance hall stairs lead up to the ground floor with door leading into the living/dining room - which has stunning views and a patio door leading onto a sundeck and a further garden. There is a small hallway with doors to a separate ground floor wc and kitchen to the rear. Stairs lead up from the hall to the second floor with the 2 main bedrooms (both having stripped wood flooring) and family bathroom. Bedroom 1 has 2 built in wardrobes and enjoys direct views to the sea over the beach.

Although on Marine Parade the property is accessed via Beach Close. Beach Close is a private close that runs parallel to the seafront. You will find within a few hundred yards of the property 'the Salts' recreation park, a parade of shops on Claremont Road and the coastal Brighton-Eastbourne bus route. Seaford town centre with its range of shops, pubs, cafes, restaurants, Railway station with links to Brighton/Lewes/London Victoria, library and post office lies within approximately half a mile.



- Approximately 1,177sq ft
- 3 Double Bedrooms
- Solar Panels (Owned Outright)
- 2 Bathrooms
- Off Road Parking
- Sea Front House
- Stunning Seaviews
- Self Contained Flat*
- Private Road



Lower Ground Floor:

Entrance Hall

Kitchen/Living Room 4.52m x 2.27m (14'9" x 7'5")

Bedroom 3 4.26m x 2.84m (13'11" x 9'3")

Shower/WC 2.27m x 1.56m (7'5" x 5'1")

Ground Floor:

Living/Dining Room 5.17m x 4.08m (16'11" x 13'4")

Kitchen 4.25m x 2.49m (13'11" x 8'2")

Separate WC

First Floor:

Bedroom 1 4.07m x 2.83m (13'4" x 9'3")

Bedroom 2 4.28m x 2.97m (14'0" x 9'8")

Family Bathroom 2.35m x 1.88m (7'8" x 6'2")

Hardstanding

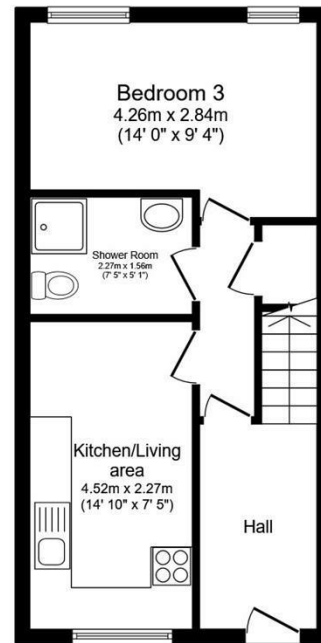
Rear Garden

Front Garden

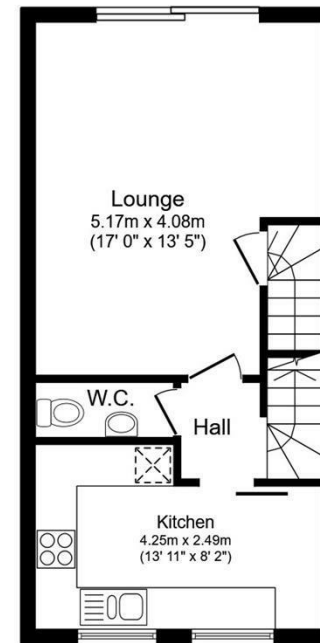
Council Tax Band: C

EPC: C

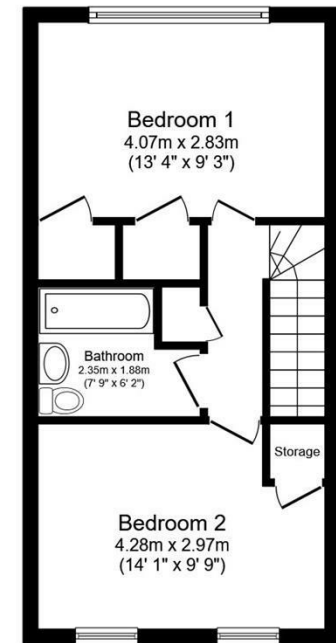




Ground Floor



First Floor



Second Floor

Total floor area 109.3 sq.m. (1,177 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.focalagent.com

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**