



16 Haven Brow, Seaford, BN25 3QP

ROWLAND
GORRINGE

16 Haven Brow Seaford BN25 3QP

£340,000

A beautifully presented three bedroom, two reception room freehold house boasting off road parking.

This beautiful property is light and bright throughout with internal accommodation comprising; welcoming entrance hall, living room with feature fire and window to the front aspect. The sleek and modern kitchen has matching wall and base cupboards, integrated appliances and ample work surfaces, window to rear aspect and further larder, access leads onto the dining room which further over looks and opens on the rear garden. A cloakroom/ wc completes the ground floor. To the first floor there are three bedrooms and a refitted family bathroom.

Outside to the front there is off road parking for 1 car, whilst the rear is a good size being mainly laid to lawn, further patio seating area, variety of flowers, shrubs and shed. A further parking space can be located in a nearby block.

A new Tesco express is soon to be built along with bus services and Seaford Leisure Centre can be found nearby in Alfriston Road. Whilst Seaford town centre, with its comprehensive range of shops, cafes, restaurants, pubs, seafront promenade and beach, bus services to Eastbourne and Brighton as well as railway station with services to London Victoria, can all be found within approximately one mile. Access to the Southdowns is also less than a mile away.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment



- Deceptively Spacious
- Wow Kitchen
- Front & Rear Gardens
- Three Bedrooms
- Close to Shops & Bus
- Well Presented
- Two Reception Rooms
- Off Road Parking
- Refitted Bathroom
- Close to Schools



Entrance Hall

Cloakroom

Kitchen 3.48m x 3.43m (11'5" x 11'3")

Dining Room 3.96m x 2.49m (13" x 8'2")

Lounge 4.52m x 3.48m (14'10" x 11'5")

Landing

Bedroom One 4.65m x 3.51m (15'3" x 11'6")

Bedroom Two 3.43m x 3.25m (11'3" x 10'8")

Bedroom Three 2.59m x 2.44m (8'6" x 8")

Bathroom

Rear Garden

EPC: C

Council Tax Band: C





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Approximate Gross Internal Floor Area = 98.14 sq m / 1056 sq ft

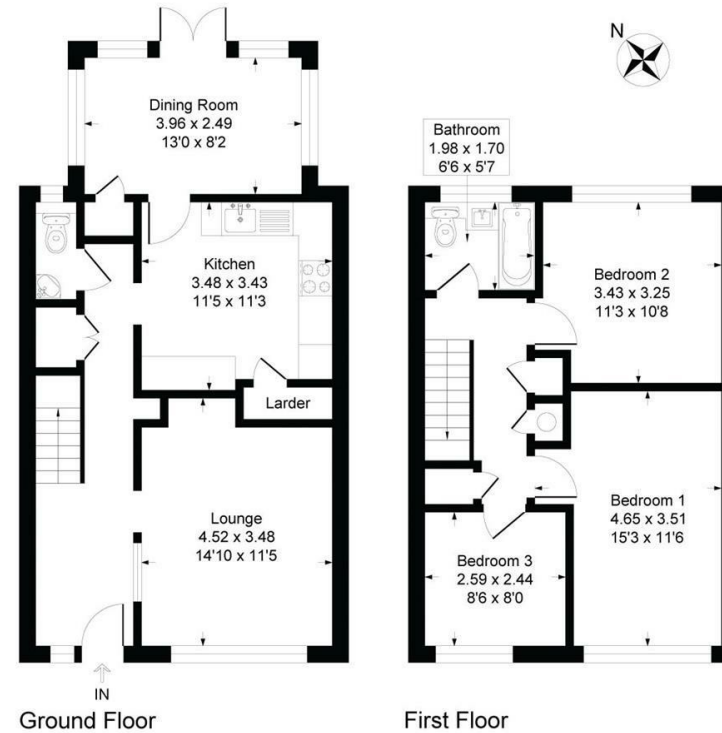


Illustration for identification purposes only, measurements are approximate, not to scale

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.

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