



5 East Street, Seaford, BN25 1AD

ROWLAND
GORRINGE

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£400,000

A beautifully presented, light and versatile four bedroom Victorian townhouse within the town centre.

Overlooking the beautiful Crouch Gardens Peace Garden the property is arranged over four floors and offers many original features, including period fireplaces, high ceilings, cornices and picture rails for this period. The internal accommodation briefly comprises; entrance hall boasting a wealth of charm and character, living room to the front aspect having bay window and wood burner, opening leading to the dining room which has French doors leading to the rear garden. The modern kitchen has a dual aspect with matching wall and base cupboards, ample work surfaces and integrated appliances. Stairs from the hallway lead down to the cellar and storage area and further stairs lead up to the first floor. The first floor has two double bedrooms and a deluxe family bathroom. Bedroom one has pretty views to the front, whilst the family bathroom comprises; freestanding bath tub with central taps, walk in shower cubicle, wash hand basin and wc. To the top floor there are two further double bedrooms.

The enclosed west facing garden has brick and rendered walls to the boundaries with gated rear access. remainder patio seating area.

Ideally located, East Street is within Seaford town centre which offers a variety of shops, cafes, restaurants, access to the A259 coastal bus services to Brighton/Eastbourne and a railway station with services to Brighton and London. GP surgeries and some schools are within ½ mile, as is the beach and sea.

Seaford is surrounded by the South Downs National Park and, with over two miles of un-commercialised promenade and beach, offers a wide range of shopping facilities and a choice of restaurants, cafés and bars. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. The railway station offers a service to London (Victoria 90 minutes). The adjoining cross channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.

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. The desirable and renowned Bedes private school can be found in nearby Eastbourne town.









Entrance Hall

Lounge

11'11" x 10'10" (3.63m x 3.30m)

Dining Room

11'6" x 9'6" (3.51m x 2.90m)

Kitchen

12'6" x 8" (3.81m x 2.44m)

First Floor Landing

Bedroom One

15'8" x 10'9" (4.78m x 3.28m)

Bedroom Three

11'6" x 10'3" (3.51m x 3.12m)

Bathroom

Second Floor Landing

Bedroom Two

15'9" x 10'9" (4.80m x 3.28m)

Bedroom Four

11'5" x 10'3" (3.48m x 3.12m)

Cellar

15'9" x 11'7" (4.80m x 3.53m)

Cellar

10'8" x 9'3" (3.25m x 2.82m)

Cellar

10'8" x 5'11" (3.25m x 1.80m)

EPC: C

Council Tax Band: C





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Approximate Gross Internal Floor Area = 152.6 sq m / 1643 sq ft

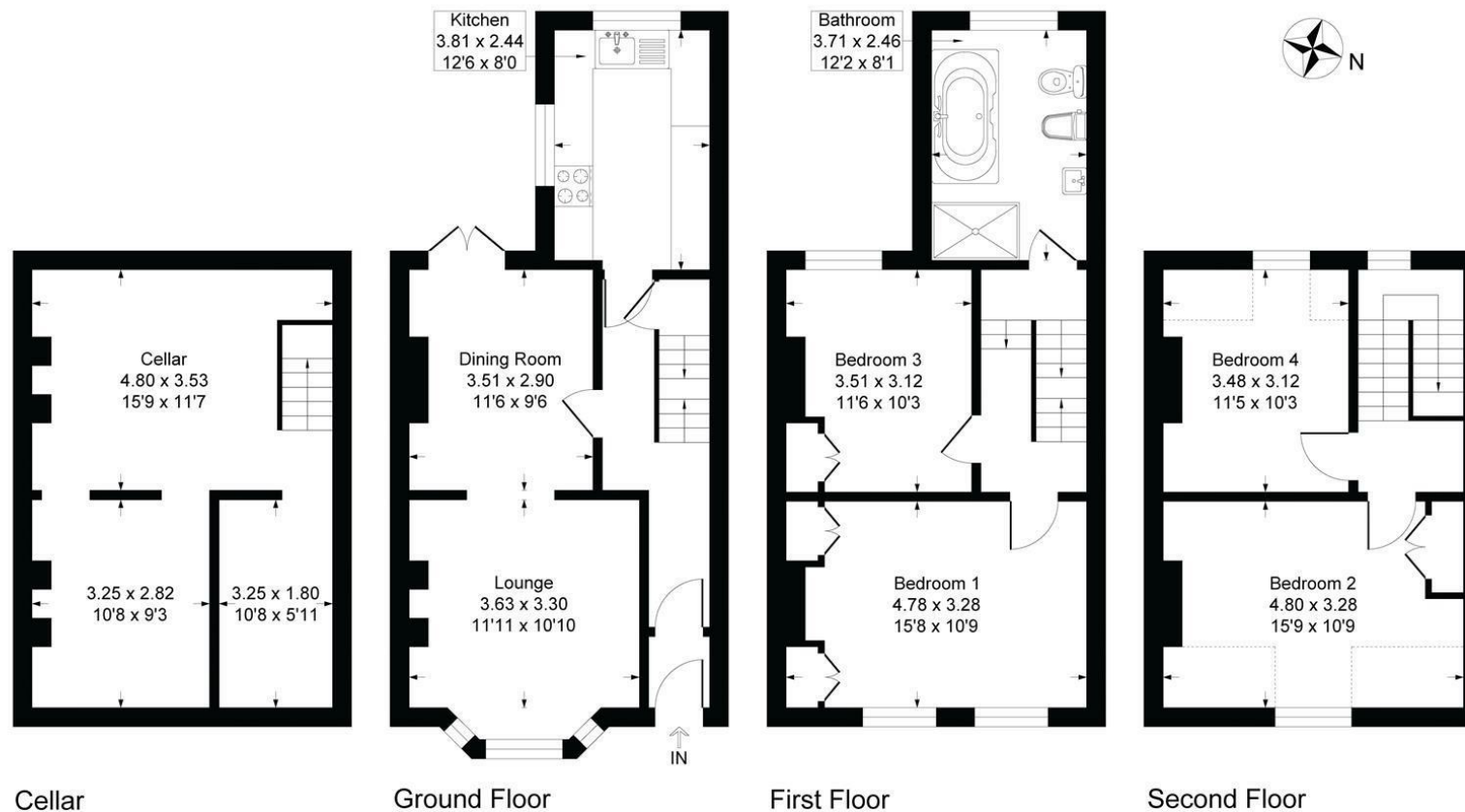


Illustration for identification purposes only, measurements are approximate, not to scale

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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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