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BED

Character Property in Town Centre.

12, Claremont Road, Seaford, BN25 2BA



Price £425,000

Freehold

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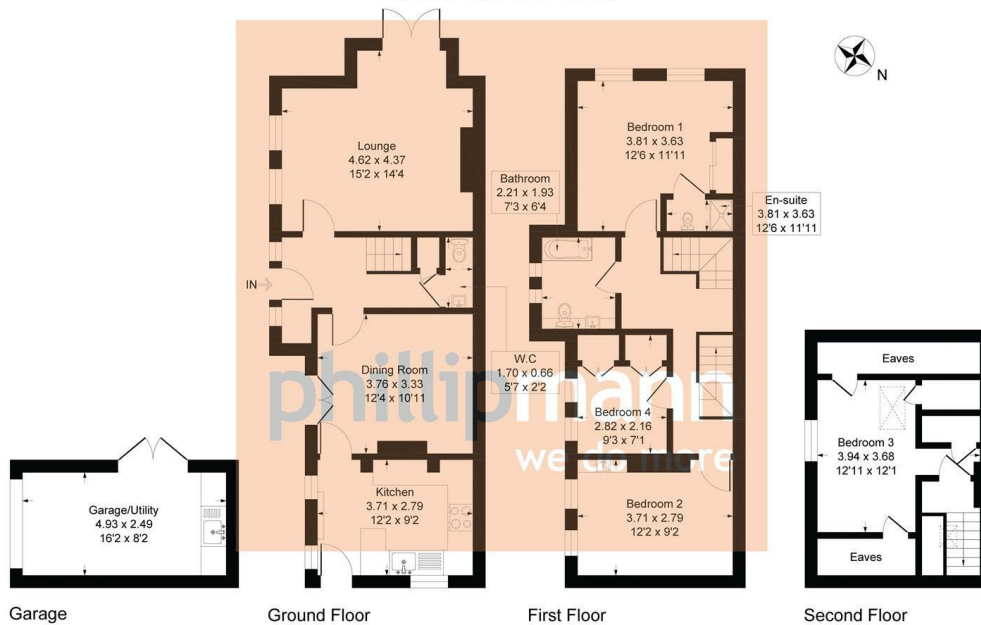
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Approximate Gross Internal Floor Area = 114.45 sq m / 1232 sq ft

Garage Area = 12.26 sq m / 132 sq ft

Total Area = 126.71 sq m / 1364 sq ft



inbrief...

This character property is located in the heart of Seaford town, being within a short walk of the train station, shops and a regular bus service to Brighton/Eastbourne. Seaford beach and Esplanade is within a 10 minute walk. The property is deceptively spacious and has many features to include pine internal doors and solid oak flooring to principal rooms, double glazed windows and gas central heating with modern boiler. As you approach the property there is a wall enclosed front garden and attractive canopied front entrance door to the hall. From here stairs rise to the first floor and there is a cloakroom/WC. The well appointed dual aspect lounge has a feature marble fire surround with gas fire, which makes a nice focal point and double doors out to the front garden. The separate dining room has a log burner and double doors to the side courtyard. The connecting kitchen is fitted with a good range of high gloss cupboards, complemented by ample working surface. There is an inset sink, gas hob with extractor canopy and electric oven, integrated fridge/freezer and dish washer, dual aspect windows and door to the rear courtyard. The wrap around courtyard is wall enclosed which provides seclusion and there are double doors to the garage which has utility space for washing machine and dryer and electric roller door. On the first floor from the galleried landing there is access to the family bathroom with modern suite. The main bedroom has a dual aspect, range of fitted wardrobes and en-suite shower with shower cubicle and wash basin. Bedroom two has a wash basin and bedroom four/study has a recessed wardrobe. On the second floor there is the attic room/bed 3 which has a dual aspect and sloping ceilings, there is a recessed single wardrobe and access to eaves storage.



Energy Rating - D

Council Tax Band - C

moreinfo...



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