



85 Stafford Road, Seaford, East Sussex, BN25 1UA

ROWLAND
GORRINGE

85 Stafford Road
Seaford

East Sussex
BN25 1UA

£385,000

An extended semi detached house, with 3 bedrooms and ideally located close to the town centre.

A well presented, light and deceptively spacious home having many original features including wood panelled doors, quarry tiled cills and picture rails. Both the dining room and kitchen – which has a dual aspect and a central island/breakfast bar, overlook the rear garden. The living room is located to the front with bay window and an original tile/caste iron open working fireplace. Whilst a dual aspect bathroom completes the ground floor. Bedroom 1 has been partly extended into the store room, creating a walk in wardrobe/dressing area. The properties study/office, could be used as a fourth bedroom, has access to the storeroom.

Outside: the rear garden has a raised patio adjoining the property as well as a second patio area to the rear of the garden, with a central dividing lawn between and established borders/beds. To the front are established beds, secure side access and pathway to the front.

The property is conveniently situated within less than half a mile of Seaford town centre with its range of shops and cafes, along with bus services to Eastbourne and Brighton. rail services provide access to Lewes, Gatwick and London Victoria.



- Semi Detached House
- Extended
- Original Features
- Store Room
- Shower Room
- 3 Bedrooms
- Working Fireplace
- Study
- Bathroom
- Close to Town Centre



Council Tax Band: C

EPC:

Hall

Living Room 4.54m x 3.35m (14'10" x 10'11")

Dining Room 3.35m x 3.03m (10'11" x 9'11")

Kitchen 4.44m x 3.91m (14'6" x 12'9")

Bathroom/wc

Bedroom 1 3.35m x 3.03m (10'11" x 9'11")

Bedroom 2 3.91m x 2.75m (12'9" x 9'0")

Bedroom 3 2.98m x 2.57m (9'9" x 8'5")

Study/Bedroom 2.98m x 2.50m (9'9" x 8'2")

Storage Room 3.35m x 2.97m (10'11" x 9'8")

Shower Room/wc

Garden

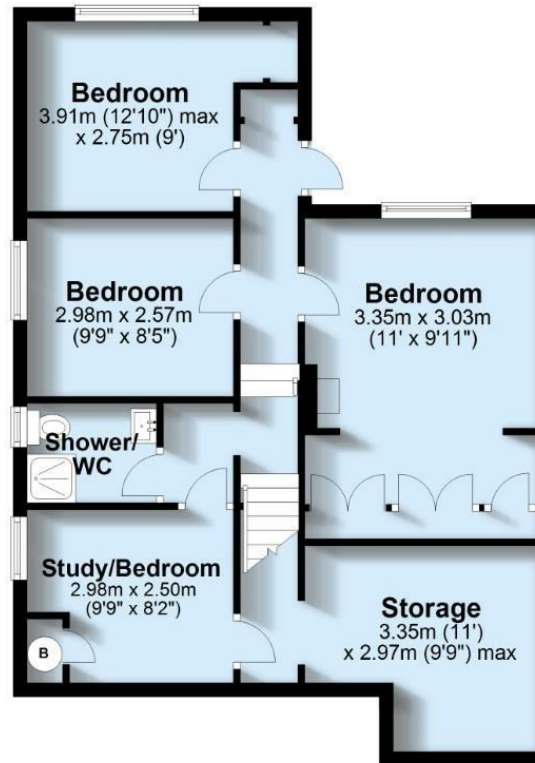
Council Tax Band: C

EPC: D

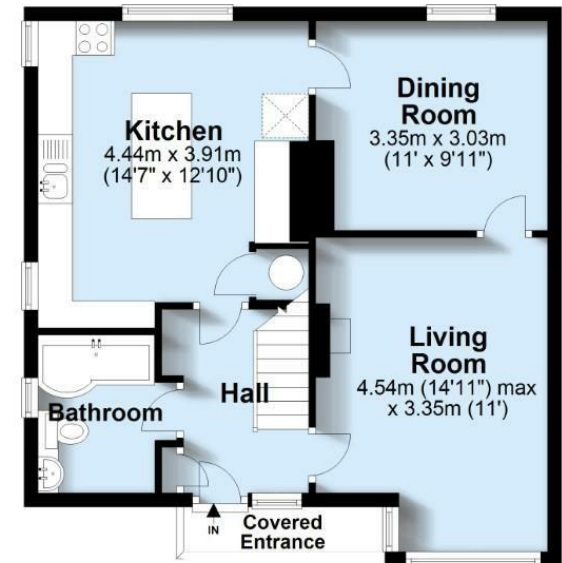




Lower Ground Floor
Approx. 62.5 sq. metres (673.2 sq. feet)



Ground Floor
Approx. 52.0 sq. metres (559.6 sq. feet)



Total area: approx. 114.5 sq. metres (1232.9 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.

Rowland Gorrington Estate Agents

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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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