



61 Maple Fields, Seaford, BN25 3ER

ROWLAND
GORRINGE

61 Maple Fields Seaford BN25 3ER

£340,000

An extended and well presented three bedroom, two reception room house with garage and parking space. This former show home further benefits from a modern kitchen, refitted bathroom (2024) and new boiler (2023/2024).

Built in 2007 by Bloor Homes, extended by the current owner with internal accommodation comprising; entrance hall, living room to the front aspect, downstairs cloakroom and open plan kitchen diner. The impressive & modern kitchen diner was extended in 2023/24 boasting matching wall and base cupboards, work surfaces to incorporate sink and drainer, space for appliances, window to the rear and French doors leading onto the garden.

To the first floor there are three bedrooms and a modern family bathroom. Bedroom one has the benefit of an ensuite shower room.

Outside there is off road parking and a garage. The rear garden consists of a patio seating area and remainder lawn. There is access to the front via a rear gate.

Maple Fields backs onto the South Downs National Park. Excellent local primary Schools and parades of shops can be found in nearby Lexden drive. Seaford is enclosed by the South Downs and English Channel with 1 ½ miles of uncommercialised seafront beach and promenade. The town offers a wide range of shopping facilities, cafes, restaurants, public houses, railway links to Gatwick airport and London Victoria and bus services to Eastbourne/Brighton. There are several nursery and primary schools, secondary school and sixth form college. A wide range of leisure activities can also be found ranging from a sailing club, two golf courses, bowls, kayaking, cycling and a leisure centre.



- Approximately 765 Square Feet
- Extended to the Rear
- New Boiler (2024)
- Close to Schools
- Built Circa 2007
- Former Show House
- Modern Kitchen
- Parking & Garage
- Close to South Downs Walks



Entrance Hall

Living Room 4.32m x 3.66m (14'2" x 12")

Open Plan Kitchen/Dining Room
5.41m x 4.04m (17'9" x 13'3")

Cloakroom

Bedroom One 4.17m x 2.62m (13'8" x 8'7")

En-Suite

Bedroom Two 2.92m x 2.62m (9'7" x 8'7")

Bedroom Three 2.44m x 1.96m (8" x 6'5")

Bathroom

Rear Garden

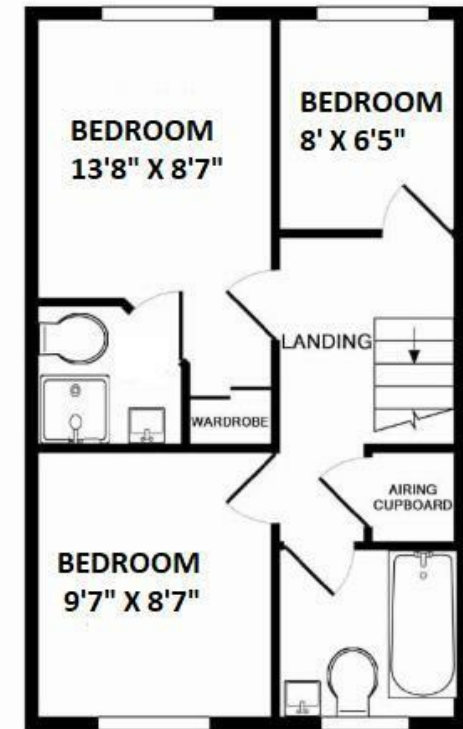
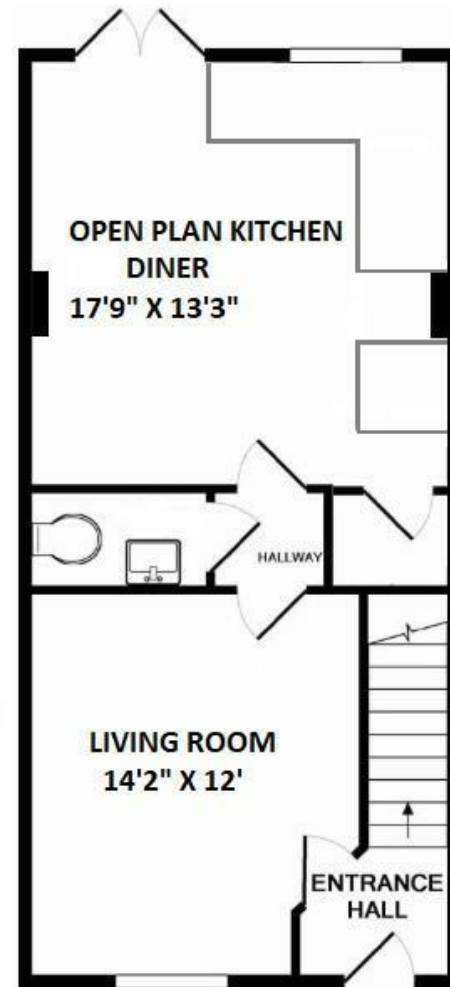
Parking Space

Garage

EPC: C

Council Tax Band: D





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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