



92 Vale Road Seaford **BN25 3HA**

Guide Price -£375,000-£400,000

A three bedroom detached house located close to shops, schools and bus routes. The house is approximately 1012 Sq Feet. Boasting 3 reception rooms, south facing rear garden and off road parking.

Built in the late 1920's with internal accommodation features including an enclosed entrance porch, a utility cupboard (was a former downstairs cloakroom), a through sitting/dining room with wood burner in dining area (chimney breast also in lounge area), a tastefully refitted kitchen with wide arch opening out into the dining area, a sun room/study, a spacious and refitted bathroom/wc. double glazing and gas central heating.

To the front there is off road parking with steps leading to the front door. The rear garden is the favoured southerly aspect being mainly laid to lawn, fence boarders, brick built store, side access and fence boarders.

Located in Vale Road the property is ideally close to a primary school, local shops in both Lexden Road/Alfriston Road, Bus stops close by with routes to Eastbourne/Brighton, Seaford town centre with its comprehensive range of shops, cafes, library, medical centres, railway station, seafront promenade and beach are all within one and a quarter miles.

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.



- *** GUIDE PRICE £375,000- Approximately 1012 Sq Feet £400.000 ***
- Three Bedrooms
- Character Features
- Sun Room
- Close to Bus Routes

- - South Facing Garden
 - Wood Burner
 - Close to Shops



Entrance Porch

Entrance Hall

Open Plan Living/ Dining Room

7.67m x 4.01m max (25'2" x 13'2" max)

Sun Room 3.00m x 2.69m (9'10" x 8'10")

Kitchen 2.39m x 2.29m (7'10" x 7'6"

First Floor Landing

Bedroom One 3.81m x 3.40m (12'6" x 11'2")

Bedroom Two 3.73m x 3.40m (12'3" x 11'2")

Bedroom Three 2.64m x 2.29m (8'8" x 7'6")

Bathroom

Front Garden

Rear Garden

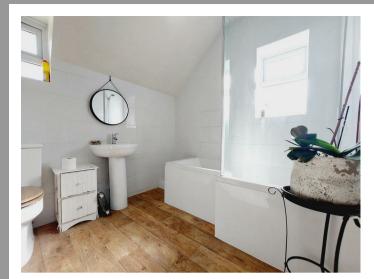
Council Tax: C

EPC: D



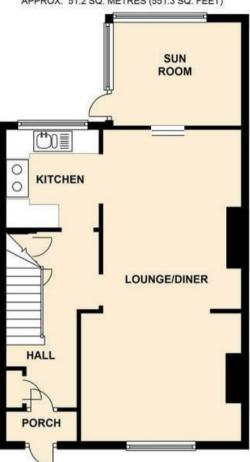












FIRST FLOOR

APPROX. 42.9 SQ. METRES (461.3 SQ. FEET)



TOTAL AREA: APPROX. 94.1 SQ. METRES (1012.6 SQ. FEET)

Measured to the standards as described by the RICS code of measuring practice For identification purposes only, do not scale. Compass orientation approximate Floorplan Created by Trust Property Services, www.trustpropertyservices.co.uk

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