

15 Northfield Close, Seaford, East Sussex, BN25 3AN

ROWLAND GORRINGE

15 Northfield Close
Seaford
East Sussex
BN25 3AN
£425,000



A well presented and deceptively spacious three bedroom semi-detached house, ideally located in a quiet and peaceful cul-de-sac.

This well proportioned house is light and bright throughout with internal accommodation comprising; Welcoming porch leading through to the hall. A 23'11 through living/dining room equipped with sliding doors providing access to the rear garden. The traditional kitchen is fitted with matching white raised-panel wall and base units, alongside a variety of built in appliances including fridge freezer, dishwasher, electric double oven, double sink, combination tap and drainer unit with a view across the garden. There is a further wc.

To the first floor there are three generously sized bedrooms all benefiting from built in wardrobe space. The master bedroom is particularity spacious and enjoys views across the attractive rear garden. The shower room is fully tiled and fitted with stand alone shower, wc, storage units and hand wash basin.

The attractive rear garden wraps around the side of the property creating a very generous space. It is mainly laid to lawn with a variety of different bushes and shrubbery spread across. There is a patio seating area with a timber frame summer house perfect for enjoying the sunshine or hosting guests.

Further benefits include ample off-road parking and a garage.

Located on Northfield Close, approximately half a mile from Seaford town centre and all its amenities. Seaford is surrounded by the South Downs National Park and enjoys over two miles of un-commercialised promenade and beach. The town has a wide range of shopping facilities, schools for all ages, choice of restaurants, cafes and bars. There are two golf courses, a leisure centre, tennis, bowls, rugby, cricket and sailing clubs, plus fishing, cycling and many other recreational facilities. The railway station offers a service to London (Victoria 90 minutes). Regular bus services are available to Eastbourne, Brighton and outlying villages. The cross channel port of Newhaven has daily services to Dieppe, busy yacht marina and fishing fleet. The larger coastal resorts of Eastbourne and Brighton are approximately 10 and 13 miles respectively and Gatwick airport 42 miles.

The prestigious and historic Seaford Golf club is located within a quarter of a mile from the property. Seaford Blatchington, as the club is referred to locally, is a Sussex gem and one of the finest downland courses in the country set in a particularly beautiful part of the South Downs.

- Approximately 1336 sqft
- Ample Off-Road Parking
- Three Bedrooms
- Cul-De-Sac
- Well Presented
- Attractive Rear Garden
- Garage
- Light and Bright Throughout
- Sought After Location
- Through Aspect Living/Dining Room



Kitchen	4.52 x 1.96 (14'9" x 6'5")
Living/Dining Room	7.29 x 3.78 (23'11" x 12'4")
W.C	
Bedroom 1	4.50 x 3.35 (14'9" x 10'11")
Bedroom 2	4.50 x 3.53 (14'9" x 11'6")
Bedroom 3	4.09 x 2.41 (13'5" x 7'10")
Bathroom	2.67 x 2.59 (8'9" x 8'5")
Garage	5.18 x 2.54 (16'11" x 8'3")
Summer House	2.54 x 1.93 (8'3" x 6'3")
EPC - D	
Council Tax - D	

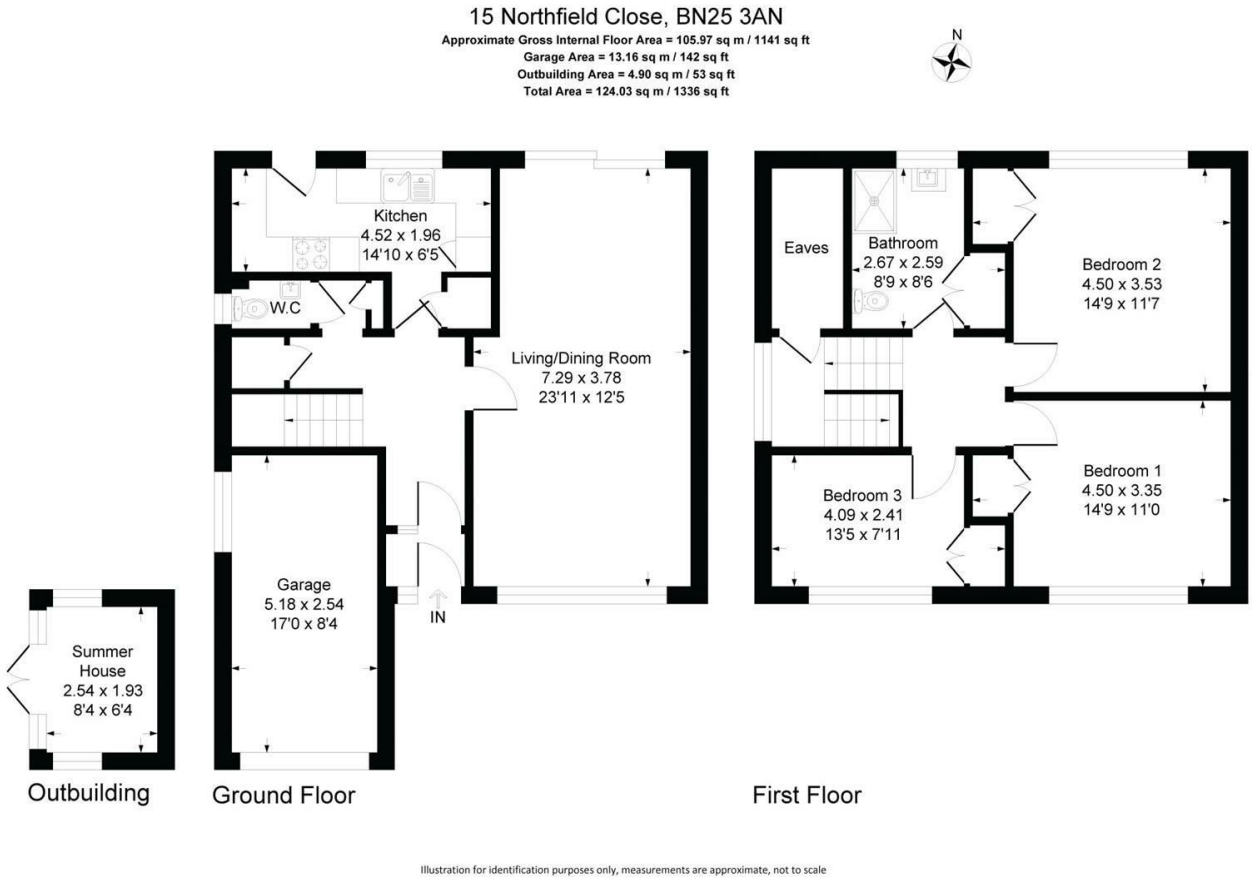












Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.UK

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.

ROWLAND GORRINGE