



43 Quarry Lane, Seaford, BN25 3BH

ROWLAND
GORRINGE

43 Quarry Lane
Seaford
BN25 3BH

£385,000

A detached 3 bedroom bungalow with scope to improve.

This spacious 3 bedroom bungalow has a second reception area, originally a garage - now converted and is currently used as the dining room. The entrance is via the side, with patio and pathway from the drive. The entrance hall is a good size with doors leading to the kitchen, living room and inner hall. The living room sits to the front with south aspect, a dual aspect and door leading to the dual aspect dining room. The kitchen is situated to the side with side garden access. From the inner hall you have all 3 double bedrooms, the shower room/wc and a hall cupboard. Bedrooms 1 and 2 look onto the garden and have built in wardrobes.

The private rear garden has patio across the rear of the property, a lawn, greenhouse, shed, established hedge/trees to the rear and secure side access. Whilst the front of the property has hard standing for several vehicles, grass area, a flower bed, patio area and a pathway leading to the front door.

Quarry Lane is superbly located for countryside walks, Chalvington recreation field and play park, Cradle Hill primary school, local shops and bus services. Seaford town centre with its range of shops, cafes, parks, pubs, beach, bus and rail services can be found within one and a half miles.



- Approximately 1227sq.ft
- 3 Double Bedrooms
- New Boiler ('22)
- Close to Countryside Walks
- Parade of Shops in Nearby Lexden Road
- Detached bungalow
- 2 Receptions
- Wet Room/WC
- No Onward Chain



Entrance Hall

Kitchen	4.19m x 2.82m (13'9" x 9'3")
Dining Room	5.89m x 2.74m (19'4" x 9")
Living Room	5.77m x 3.63m (18'11" x 11'11")
Bedroom One	4.22m x 3.53m (13'10" x 11'7")
Bedroom Two	3.53m x 3.33m (11'7" x 10'11")
Bedroom Three	3.18m x 2.79m (10'5" x 9'2")
Shower Room/WC	2.69m x 3.33m (8'9" x 10'11")

Rear Garden

Front Garden

Drive

EPC: D

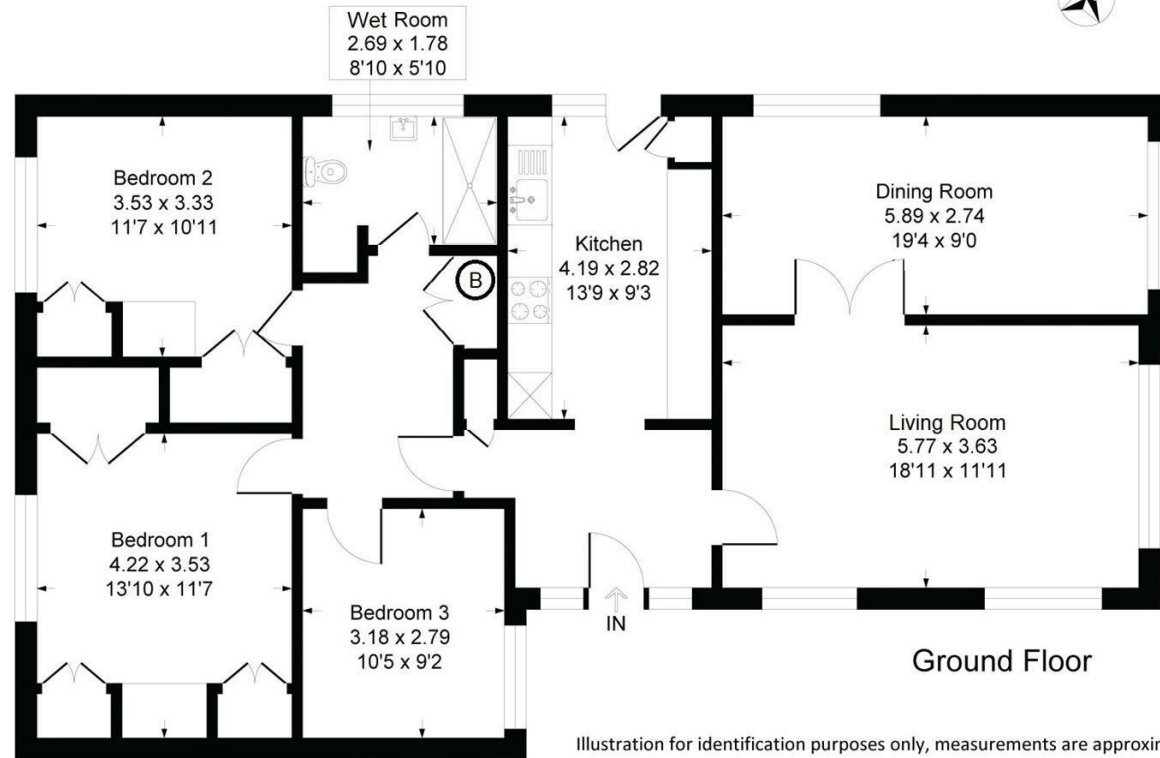
Council Tax Band: D





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Approximate Gross Internal Floor Area = 113.48 sq m / 1227 sq ft



Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

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

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