



7 Isabel Close, Seaford, BN25 2XE

ROWLAND
GORRINGE

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£575,000

This double fronted detached house is superbly presented through-out and has been improved by the current owners. The through aspect living room leads into the conservatory and conveys a light spacious feeling. Whilst an intervening wall between the kitchen and dining room has been knocked through, also giving a through aspect. A utility room is accessed via the kitchen area and then leads into the garden. There is also a downstairs toilet located near the front door. Upstairs you have all 4 double bedrooms, a family bathroom and an ensuite shower/wc to the principle bedroom.

The private rear garden is easterly with patio, lawn and bedded borders. A path leads to a side door into the double garage which has power, electric roller door and eaves storage. To the front of the house is a lawn with pathway leading to the house. Whilst to the side there is hardstanding for several vehicles

in front of the garage.

Isabel Close is a quiet cul-de-sac just off Kathrine Way which is located within the popular residential valley area, close to picturesque walks and the South Downs National Park. Seaford has a long uncommercialised beach and promenade, wide range of shops, restaurants and cafes, railway station (London Victoria 90 minutes), bus services to Eastbourne, Brighton and surrounding villages. A Co-Op local store and local bus service can be found in nearby Princess Drive.









Hall

Kitchen/Dining Room

18'11" x 11'3" (5.79m x 3.45m)

Living Room

19'1" x 11'1" (5.84m x 3.40m)

Conservatory

13'1" x 9'1" (3.99m x 2.79m)

Utility Room

6'5" x 6'3" (1.96m x 1.91m)

Toilet/WC

6'7" x 2'7" (2.01m x 0.79m)

Landing

Bedroom 1

12'0" x 10'7" (3.66m x 3.23m)

Ensuite Shower/WC

8'7" x 3'4" (2.62m x 1.02m)

Bedroom 2

11'6" x 8'7" (3.51m x 2.64m)

Bedroom 3

11'5" x 7'4" (3.48m x 2.24m)

Bedroom 4

11'8" x 6'9" (3.56m x 2.06m)

Bathroom

8'7" x 6'5" (2.64m x 1.96m)

Rear Garden

Front Garden

Double Garage

18'2" x 16'4" (5.56m x 4.98m)

Hardstanding

Council Tax Band: E

EPC: C





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Approximate Gross Internal Floor Area = 123.45 sq m / 1329 sq ft

Garage Area = 27.68 sq m / 298 sq ft

Total Area = 151.13 sq m / 1627 sq ft

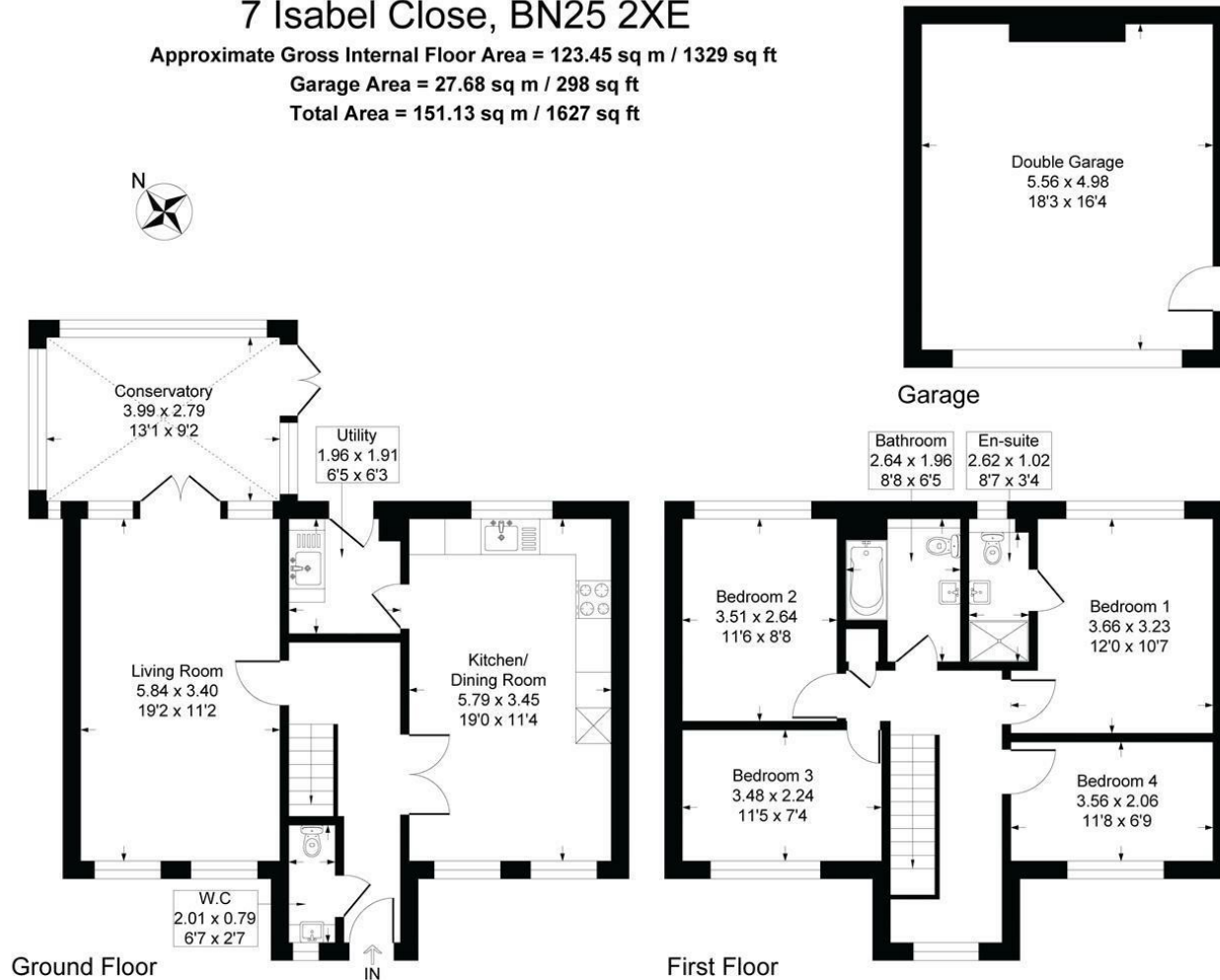


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorringe 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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