



8 Hindover Road, Seaford, BN25 3NT

ROWLAND
GORRINGE

8 Hindover Road
Seaford
BN25 3NT

£375,000

A stunningly presented character house that has been modernised by the current owners and yet retains much of the original features. Once 2 rooms the light and spacious through aspect living/dining room measures 21', has stripped wood floors as well as a green tiled fireplace. The kitchen leads off the dining area and looks out onto part of the rear garden, a further doorway leads to the utilities cupboard/area, which has a door onto the garden. At the top of the stairs the first door is to the modern family bathroom with airing cupboard. Bedrooms 1 and 3 sit to the front, with bedroom 1 having caste iron fireplace, built in wardrobes and bay widow. Bedroom 2 also has a caste iron fireplace, fitted wardrobes and overlooks the rear.

The landscaped rear courtyard garden is predominately laid to patio, is easterly facing, with secure side access, raised side bed and has a low maintenance lawn. To the front is a herring bone style brick block drive with raised raised bed to the side.

Features include original stripped wood flooring, feature fireplaces, panelled doors and bannisters.

A local parade of shops, bus services and Seaford Leisure Centre can be found nearby in Alfriston Road. Whilst Seaford town centre, with its comprehensive range of shops, cafes, restaurants, pubs, seafront promenade and beach, bus services to Eastbourne and Brighton as well as railway station with services to London Victoria, can all be found within approximately one mile. Access to the Southdowns is also less than a mile away.



- approximately 764 sq ft
- 3 Bedrooms
- Block Brick Drive/Hardstanding
- Easterly Rear Courtyard
- Superbly Presented
- Character House
- End of Terrace
- Through Living/Dining Room
- Renovated & Refurbished



Entrance Porch

Hall

Kitchen 2.44m x 2.23 (8'0" x 7'3")

Utilities 2.32m x 0.75m (7'7" x 2'5")

Living/Dining Room
6.46m x 3.74m max (21'2" x 12'3" max)

Landing

Bedroom 1 3.55m x 2.98m max (11'7" x 9'9" max)

Bedroom 2 3.24m x 2.65m (10'7" x 8'8")

Bedroom 3 3.05m x 1.52m (10'0" x 4'11")

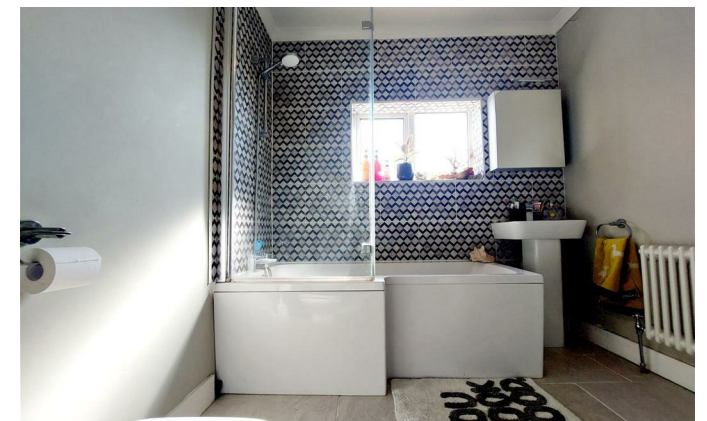
Family Bathroom 2.39m x 2.34m (7'10" x 7'8")

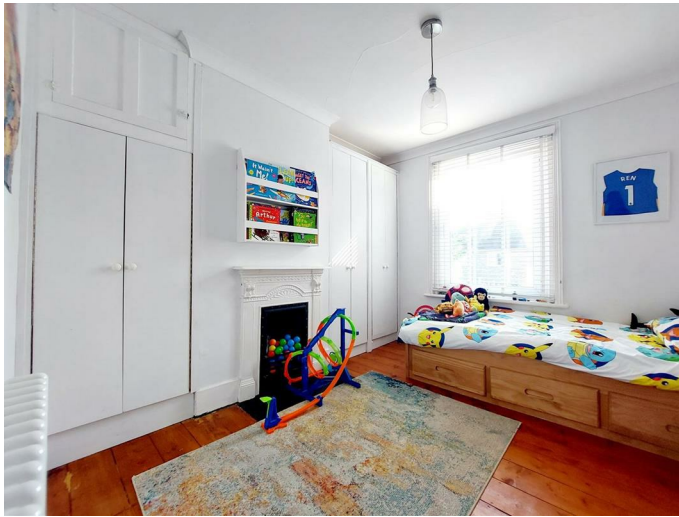
Courtyard Garden

Drive/Hardstanding

Council Tax Band: C

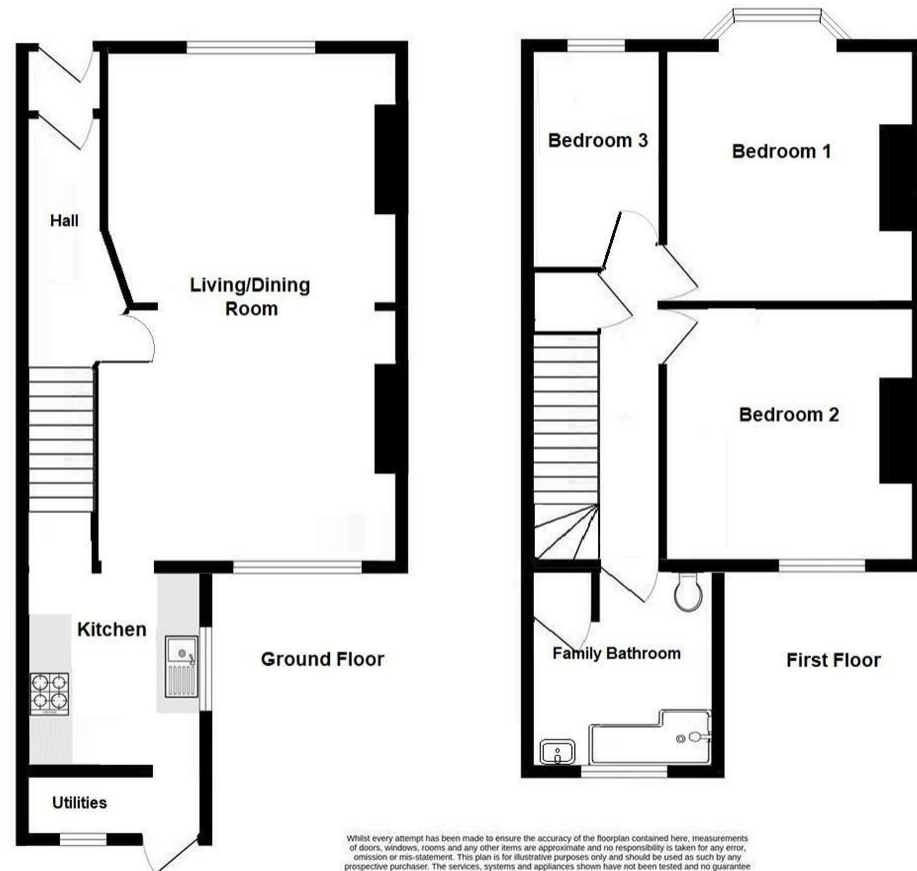
EPC: D





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Approximately 71m sq (764.23 ft sq)



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.

**ROWLAND
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