



2 Marine Drive, Seaford, East Sussex, BN25 2RS

**ROWLAND
GORRINGE**

2 Marine Drive
Seaford
East Sussex
BN25 2RS
Guide Price - £500,000

A spacious and versatile detached chalet bungalow with glorious views to the sea and downland.

The property has a great layout for entertaining with central lounge boasting doors that lead onto the rear garden, refitted kitchen with stunning open views to the sea. Three bedrooms can be found on the ground floor along with the family bathroom and further separate shower room. The top floor offers two further bedrooms, space and plumbing for a shower room and picturesque views.

Situated on a larger than average plot, to the front there is ample off road parking leading to the garage, remainder lawn area and path leading to the front door. The rear garden is tiered with patio seating area, lawn area and rear garden office.

Set within the Bishopstone area, Marine Drive has an elevated position and lies approximately one and a half miles from Seaford Town Centre and all its amenities. There is a local bus service with stops nearby and the main bus services to Eastbourne/Brighton are available on the nearby A259. On the neighbouring hill you will find Bishopstone railway station with direct routes to Brighton, Lewes and London Victoria. The seafront promenade, Sailing club and beach are within approximately half a mile.



- Deceptively Spacious
- Two Bathroom
- Versatile Accommodation
- Elevated Position
- Picturesque Outlook
- Detached Chalet Style
- Sea Views
- Modern Kitchen
- Sought After Location
- Off Road Parking & Garage



Entrance Porch

Kitchen/Breakfast Room 4.32m x 3.61m (14'2" x 11'10")

Living Room 5.08m x 4.90m (16'8" x 16'1")

Utility Room 3.61m x 2.41m (11'10" x 7'11")

Bedroom 3.15m x 3.23m (10'4" x 10'7")

Bedroom 3.15m x 3.61m (10'4" x 11'10")

Bedroom 3.30m x 2.90m (10'10" x 9'6")

Shower/WC

Bathroom

Landing

Bedroom 4.06m x 4.45m (13'4" x 14'7")

Bedroom 2.59m x 3.78m (8'6" x 12'5")

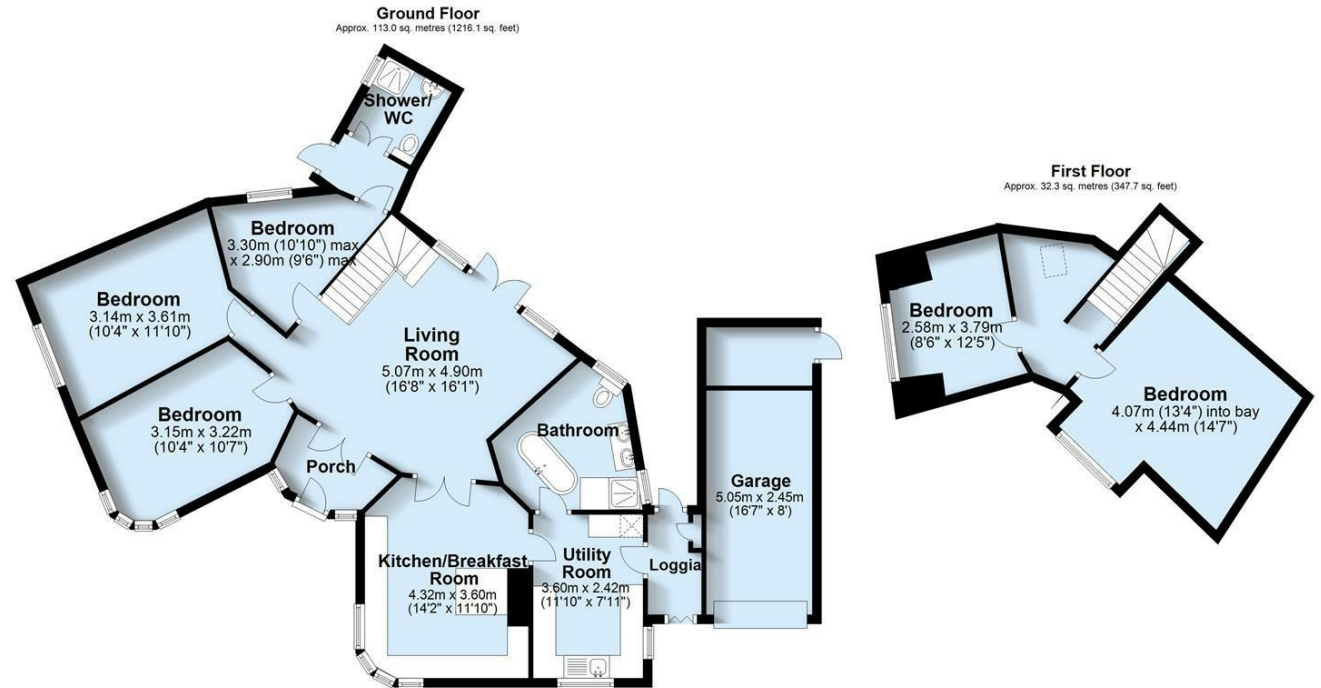
Rear Garden

Garage 5.05m x 2.44m (16'7" x 8")

EPC - D

Council Tax Band - E





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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