

25 Old Nursery Close, Seaford, BN25 3JZ

ROWLAND GORRINGE

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£725,000

An immaculately presented, spacious 5 bedroom, 3 reception room house, conveniently situated in a private and exclusive cul-de-sac within the north-east edge of Seaford.

This beautifully maintained property was built in 2002, finished to a high standard by prestigous builders Berkeley Homes. Light and bright throughout this property has internal accommodation comprising; welcoming entrance hall, open and airy living room fitted with log burner and French doors providing access to the rear garden, well proportioned dining room. The traditional country style kitchen is fitted with wooden matching wall and base unit, built in appliances including dishwasher, American fridge, electric oven, gas hob, double sink with drainer unit and combination tap. The ground floor also boasts a separate utility, deceptively spacious study and W/C.

To the first floor you will find 5 very generously sized bedrooms with bedroom 1 and 2 both benefitting from en-suite's and plentiful built in storage. There is one further family bathroom complete with panelled bath, separate walk-in shower, wash hand basin and W/C.

The rear garden is mainly laid to lawn with a beautiful patio seating area to enjoy the sunlight throughout the day. There is ample storage and a variety of different mature trees and shrubs.

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

Situated in an enviable plot in this sought after close approximately two hundred yards to countryside walks. Local shops, Leisure Centre, parks and bus service can be found in nearby Alfriston Road, whilst Seaford town centre, with its comprehensive range of shops, parks, library, cafes, restaurants, pubs, seafront promenade and railway station with direct links to London Victoria and bus services to Eastbourne and Brighton can be found within one and a quarter miles.

The town is surrounded by the South Downs National Park and English Channel providing numerous recreational facilities including two golf courses and a Sailing club.






SPECIAL BITTER





Hall

Living Room
19'5" x 14'4" (5.92m x 4.37m)

Kitchen/Breakfast Room
20'11" x 12'9" (6.38m x 3.91m)

Dining Room
13'6" x 12'7" (4.14m x 3.84m)

Study
12'9" x 8'5" (3.89m x 2.59m)

Utility
7'10" x 5'8" (2.39m x 1.73m)

W/C
6'9" x 4'3" (2.08m x 1.32m)

Landing

Bedroom 1
16'0" x 14'2" (4.88m x 4.32m)

En-suite
12'0" x 5'6" (3.66m x 1.68m)

Bedroom 2
14'4" x 13'8" (4.37m x 4.17m)

En-suite
9'1" x 5'6" (2.77m x 1.70m)

Bedroom 3
12'9" x 9'10" (3.89m x 3.02m)

Bedroom 4
12'0" x 10'11" (3.68m x 3.33m)

Bedroom 5
12'0" x 8'2" (3.68m x 2.49m)

Bathroom
9'10" x 7'4" (3.02m x 2.26m)

Front & Rear Garden

Double Garage
18'6" x 16'2" (5.66m x 4.93m)

EPC - C

Council Tax - G















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Approximate Gross Internal Floor Area = 212.35 sq m / 2286 sq ft
Garage Area = 27.91 sq m / 300 sq ft
Total Area = 240.26 sq m / 2586 sq ft

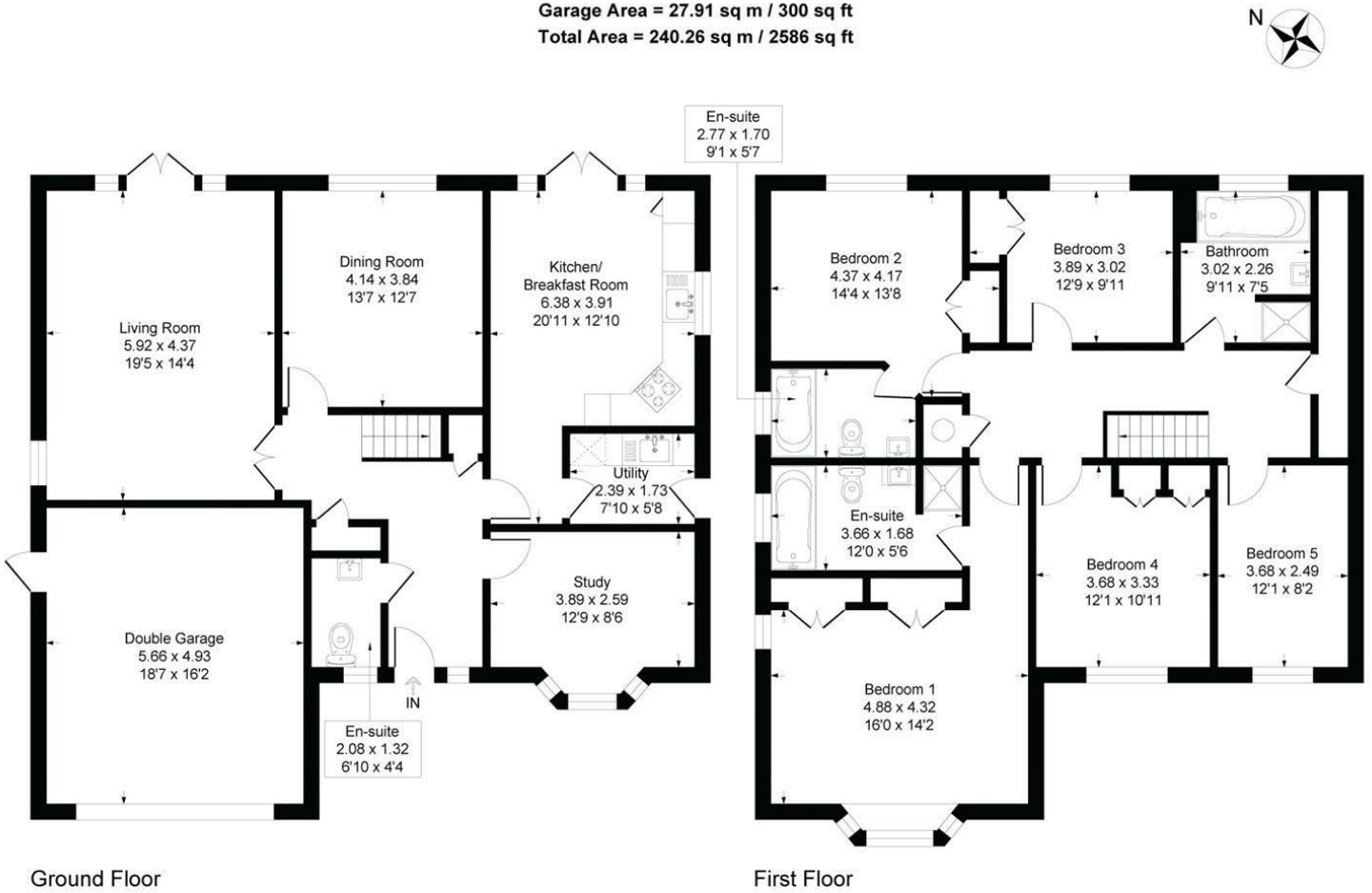


Illustration for identification purposes only, measurements are approximate, not to scale

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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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