13 Buckle Drive, Seaford, BN25 2QH

ROWLAND GORRINGE

13 Buckle Drive
Seaford
BN25 2QH

£410,000

Entering the house via a covered porch, a short flight of steps lead to the 19' living room situated to the front, with views over the Brickfield Nature Reserve and towards the sea. The kitchen/dining room is directly behind the living room with a dual aspect onto the garden. A short hall runs between the kitchen and living room, with area for utilities, a downstairs cloakroom/wc and a hall cupboard. Upstairs you will find the 3 bedrooms, all with fitted cupboards/wardrobes. Bedrooms 1 and 3 enjoy views to the sea. The family bathroom is also found on this floor. The property has been well maintained but is dated in areas.

The rear garden is private and wraps around the side with a substantial raised patio to the far corner allowing views towards the sea. There are also 2 lawn areas, slate beds and path leading to a secure side access to the front. You approach the property over a block brick drive with hard standing for several vehicles, whilst a rock garden and small lawn sit to the side. The double garage is beneath the property with an electric up/over door, inspection pit, power and lighting.

Buckle Drive is approximately half a mile from Bishopstone Station and one mile from Seaford town centre, whilst the beach is under 200metres from the property. Seaford is situated between the South Downs National Park and the English Channel and offers a wide range of shops, an uncommercialised seafront promenade, regular bus services to Eastbourne and Brighton along the A259 coastal road and rail links to London Victoria and Brighton.

- Approximately 1061sq ft.
- Semi Detached House
- East/West Aspect
- Close to the Sea
- No Onward Chain
- Sea Views
- 3 Bedrooms
- Double Garage
- Brick Drive
- Tenure: Freehold

Entrance	
Kitchen/Dining Room	5.87m x 3.58m (19'3" x 11'9")
Living Room	5.82m x 5.51m (19'1" x 18'1")
W/C	
First Floor Landing	
Bedroom One	3.66m x 3.07m (12" x 10'1")
Bedroom Two	3.18m x 3.07m (10'5" x 10'1")
Bedroom Three	2.72m x 2.59m (8'11" x 8'6")
Bathroom	2.31m x 1.70m (7'7" x 5'7")
Double Garage	5.61m x 4.32m (18'5" x 14'2")
Front Garden	
Rear Garden	
Side Garden	
EPC: D	
Council Tax Band: D	

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Approximate Gross Internal Floor Area = 98.60 sq m / 1061 sq ft
Garage Area = 24.23 sq m / 260 sq ft
Total Area = 122.83 sq m / 1321 sq ft

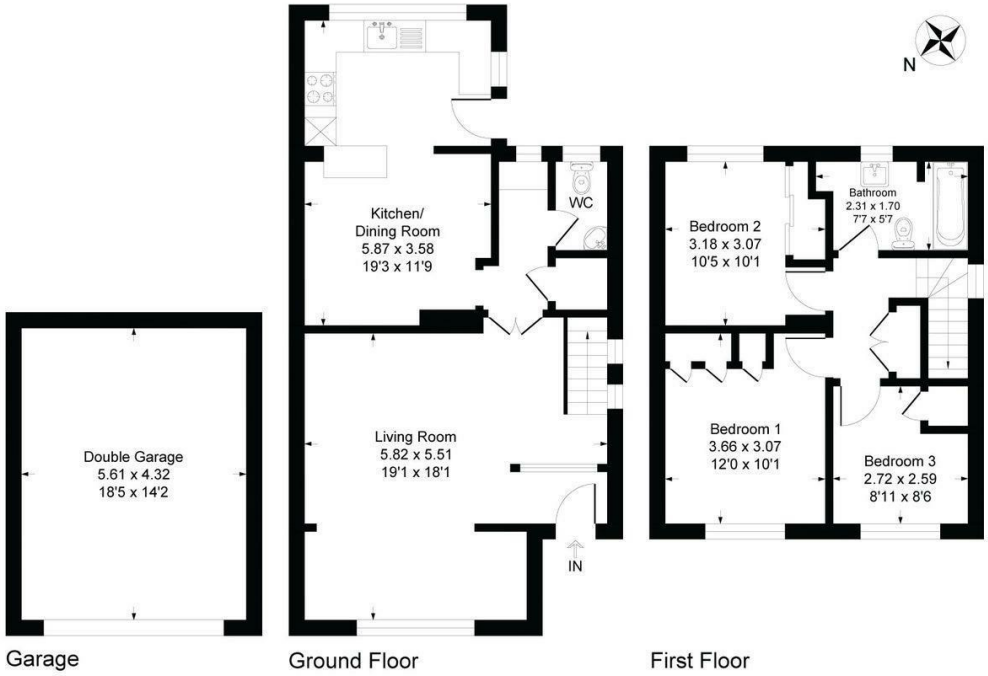

Illustration for identification purposes only, measurements are approximate, not to scale

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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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