



7 Church Street, Seaford, BN25 1HD

ROWLAND
GORRINGE

7 Church Street Seaford BN25 1HD

£350,000

A charming cottage located in the town centre of Seaford. Offering 2 double bedrooms, a private rear garden, living room and a superb dining/garden room.

Stunningly presented throughout this charming cottage has a wealth of character and charm. The living room is located to the front with exposed beams and a large inglenook style fireplace taking centre place. A door leads through to the light and surprisingly spacious tiled dining area and 'garden lounge' that overlooks the rear garden - a lantern roof sits above the lounge area. A door leads to the kitchen with a further door and window leading into the garden. To the first floor you have the first of the double bedrooms with built in cupboards and original fireplace. The properties spacious and refitted modern walk-in shower room/wc is also located on the first floor. Stairs lead up to a the 2nd floor which is the second generous double bedroom - having a through aspect the room has plenty of light.

Outside the L- shaped rear garden is private with a westerly aspect. Predominately laid to lawn the garden has established flower borders, shed , as well as 2 patio areas with a crazy stoned pathway leading between.

Church Street is situated in 'old Seaford' town, ideally located within 5 minutes' walk of the unspoilt seafront and town centre. With a regular coastal bus service to Eastbourne - Brighton and beyond as well as the local railway running trains to Newhaven port, Lewes, Brighton, Gatwick and London (Victoria 90 mins). The town offers a wide range of shopping facilities and useful resources including schools for all age groups.



- Approximately 791.9sq ft.
- Cottage
- Living Room
- Private Garden
- Town Centre Location
- 2 Double Bedrooms
- Dining/Garden Room
- Arranged over 2 Floors



Living Room 4.38m x 3.14m (14'4" x 10'3")

Dining/Garden Room 3.78m x 3.44m max (12'4" x 11'3" max)

Kitchen 2.25m x 1.95m (7'4" x 6'4")

Landing

Bedroom 4.38m x 3.10m (14'4" x 10'2")

Bathroom 2.57m x 2.15m (8'5" x 7'0")

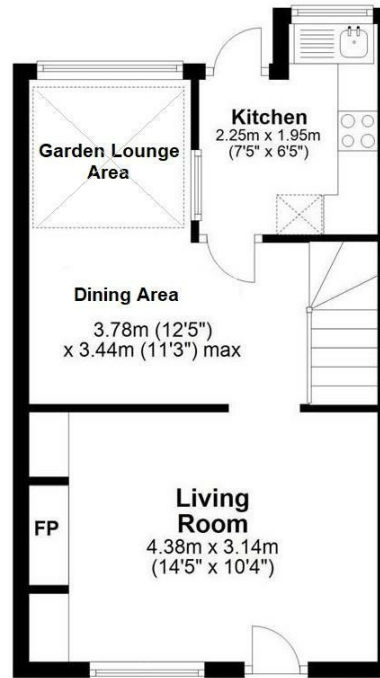
Bedroom 4.38m x 3.93m (14'4" x 12'10")

Council Tax Band: B

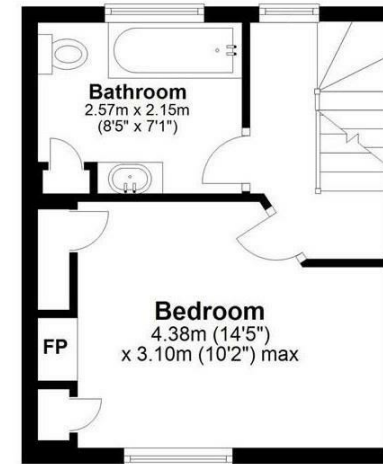
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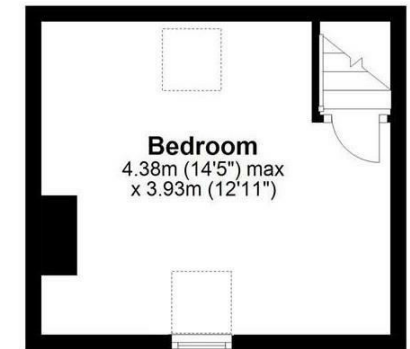




Ground Floor
Approx. 32.9 sq. metres (353.9 sq. feet)



First Floor
Approx. 23.5 sq. metres (252.4 sq. feet)



Second Floor
Approx. 17.2 sq. metres (185.6 sq. feet)

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Total area: approx. 73.6 sq. metres (791.9 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.

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.

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