



59 Tudor Close, Seaford, BN25 2LY

ROWLAND  
GORRINGE

# 59 Tudor Close Seaford BN25 2LY

## £475,000

A spacious three bedroom, two reception room detached house with off road parking and garage. Chain Free

The property is light and bright, being deceptively spacious throughout with accommodation comprising; entrance hall, through living room with opening leading to the conservatory with further door leading onto the rear garden. The kitchen has matching wall and base cupboards, space for appliances, door leading to the rear garden. A bedroom/ dining room and further cloakroom complete the ground floor.

To the first floor there are two double bedrooms and a family bathroom.

Outside the front garden has off road parking leading to the garage, with remainder lawn and gated side lean entrance. The rear garden is southerly aspect being mainly laid to lawn with remainder seating area and summer house.

The property is located in the very popular East Blatchington area of Seaford within easy reach of local shops, bus services and countryside walk. Seaford town centre with its wide range of shopping facilities, pubs, cafes, restaurants, library, railway station, the seafront promenade and beach can be found within approximately 1 mile.



- 1586 Sq Feet
- South Facing Garden
- Detached
- Summer House
- Three Bedrooms
- Sought After Location
- Conservatory
- No Ongoing Chain



Entrance Hall

Living/Dining Room 7.29m x 3.63m (23'11" x 11'11")

Conservatory 3.68m x 2.44m (12'1" x 8")

Kitchen 3.30m x 2.95m (10'10" x 9'8")

Bedroom Three 3.94m x 2.72m (12'11" x 8'11")

Cloakroom

Landing

Bedroom One 5.05m x 4.55m (16'7" x 14'11")

Bedroom Two 5.03m x 3.63m (16'6" x 11'11")

Bathroom 2.03m x 1.80m (6'8" x 5'11")

Rear Garden

Side Lean 5.36m x 1.12m (17'7" x 3'8")

Garage 5.36m x 2.74m (17'7" x 9")

EPC: D

Council Tax Band: E





## 59 Tudor Close, BN25 2LY

Approximate Gross Internal Floor Area = 142.50 sq m / 1534 sq ft

Outbuilding Area = 4.82 sq m / 52 sq ft

Total Area = 147.32 sq m / 1586 sq ft

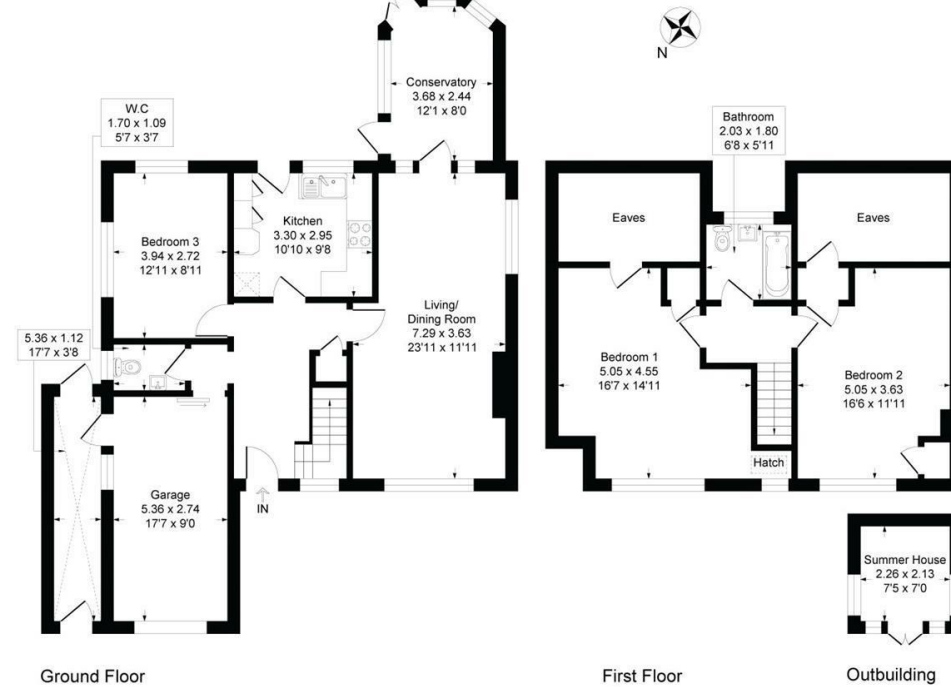


Illustration for identification purposes only, measurements are approximate, not to scale

### 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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