



22 Edinburgh Road, Seaford, East Sussex, BN25 2PH

22 Edinburgh Road
Seaford

East Sussex
BN25 2PH

£399,950

A detached and extended 2 bedroom chalet, close to the seafront with sea view and potential to further convert loft space.

A spacious chalet bungalow with L-shaped through living/dining room, extended 17' kitchen, bathroom with separate shower and bedroom complete the ground floor. Upstairs you have the second bedroom with views to the sea, a walk in wardrobe and eaves storage with plumbing to convert into an ensuite. There is also, subject to planning and building regulations, scope to convert the remaining roof space.

Edinburgh Road comes directly off the seafront and the property itself is within a few hundred yards of the beach, Salts recreation ground, Claremont Road shopping parade and coastal Brighton-Eastbourne bus route. Seaford town centre with its range of shops, pubs, cafes, restaurants, Railway station with links to Brighton/Lewes/London Victoria, library and post office lies within approximately half a mile.



- Detached
- Close to Seafront
- Extended
- Wood Block Flooring
- Potential to Convert Loft
- 2 Bedrooms
- Close to Town Centre
- Easterly Rear Garden
- Garage & Drive
- No Onward Chain

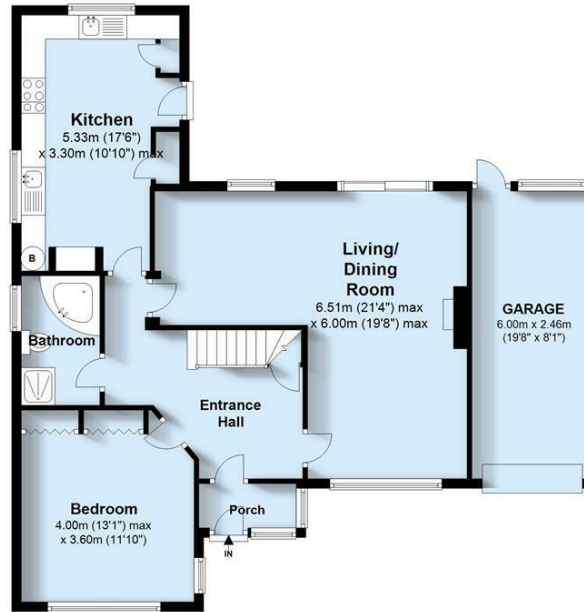


Porch	
Entrance Hall	
Kitchen	5.33m x 3.30m (17'6 x 10'10)
Living/Dining Room	6.50m x 5.99m (21'4 x 19'8)
Bedroom	3.99m x 3.61m (13'1 x 11'10)
Bathroom	
Landing	
Bedroom	3.89m x 3.68m (12'9 x 12'1)
Eaves Storage	3.00m x 1.91m (9'10 x 6'3)
Roof Space	
Garage	5.99m x 2.46m (19'8 x 8'1)
Front & Rear Gardens	
Driveway	
EPC: E	
Council Tax: D	

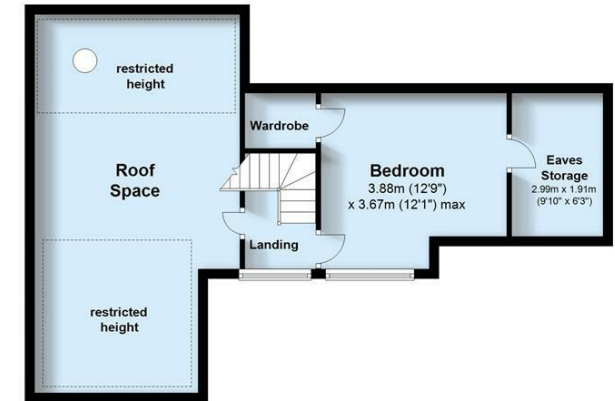




Ground Floor
Approx. 94.8 sq. metres (1019.9 sq. feet)



First Floor
Approx. 56.9 sq. metres (612.3 sq. feet)



Total area: approx. 151.6 sq. metres (1632.2 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.

Seaford

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

seaford@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk



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.

**ROWLAND
GORRINGE**