



9 Marine Crescent, Seaford, BN25 1DA

ROWLAND
GORRINGE

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£550,000

An impressive detached 3 double bedroom house near to the town centre and seafront. Half tile hung with 4 receptions, off-road parking, garage & no onward chain.

A light and spacious detached 'Sussex style' half tile house. The entrance reception has a quarry tiled floor and downstairs cloakroom/wc. A hard wood floor continues from the hall into both the dining room and living room. The 19' through living room has a working feature fireplace, double glass doors into the conservatory, picture rails and a further door leading into the family room/study. The family room/study also has a through aspect and door leading through to the conservatory. The brick based L-shaped conservatory is sizeable, with radiator and double French doors onto the garden. The fourth reception is the dining room, situated to the front it also gives access to the 15' kitchen which overlooks the garden. On the first floor you

have the 3 double bedrooms, the two largest sit to the front with bedroom 2 having eaves storage access. Completing the main accommodation is the bathroom and separate wc.

The rear garden is laid to lawn with raised beds, secure side access and established shrubs/trees. There is also a workshop/summer house with power, a deck area and has been made to resemble a railway station office. To the front a block brick drive leads to the property and the attached single garage (which has power). A lower garden sits to the front with raised beds and tree bench.

Marine Crescent is well placed for access to the seafront promenade, beach, town centre, Seaford Head golf course and schools. Seaford town centre offers a wide range of shopping facilities, restaurants, cafes and bars, railway station with service to London Victoria and frequent bus services to Brighton, Eastbourne and surrounding villages.









Entrance Hall**Cloakroom/WC****Kitchen**

15'4" x 7'11" (4.67m x 2.41m)

Dining Room

12'1" x 9'5" (3.68m x 2.87m)

Living Room

19'2" x 11'11" (5.84m x 3.63m)

Family Room/Study

19" x 8'6" (5.79m x 2.59m)

Conservatory (L-Shaped)

17'10" x 12'2" max (5.44m x 3.73m max)

Landing**Bedroom One**

13" x 12'1" (3.96m x 3.68m)

Bedroom Two

11'11" x 10'10" (3.63m x 3.30m)

Bedroom Three

8'7" x 8" (2.62m x 2.44m)

Bathroom

6'5" x 5'11" (1.96m x 1.80m)

Separate W/C**Rear Garden****Workshop**

10" x 8" (3.05m x 2.44m)

- Store

6'1" x 3'11" (1.85m x 1.19m)

Front Garden**Garage**

15'4" x 8'2" (4.67m x 2.49m)

Hardstanding**EPC: D****Council Tax Band: E**



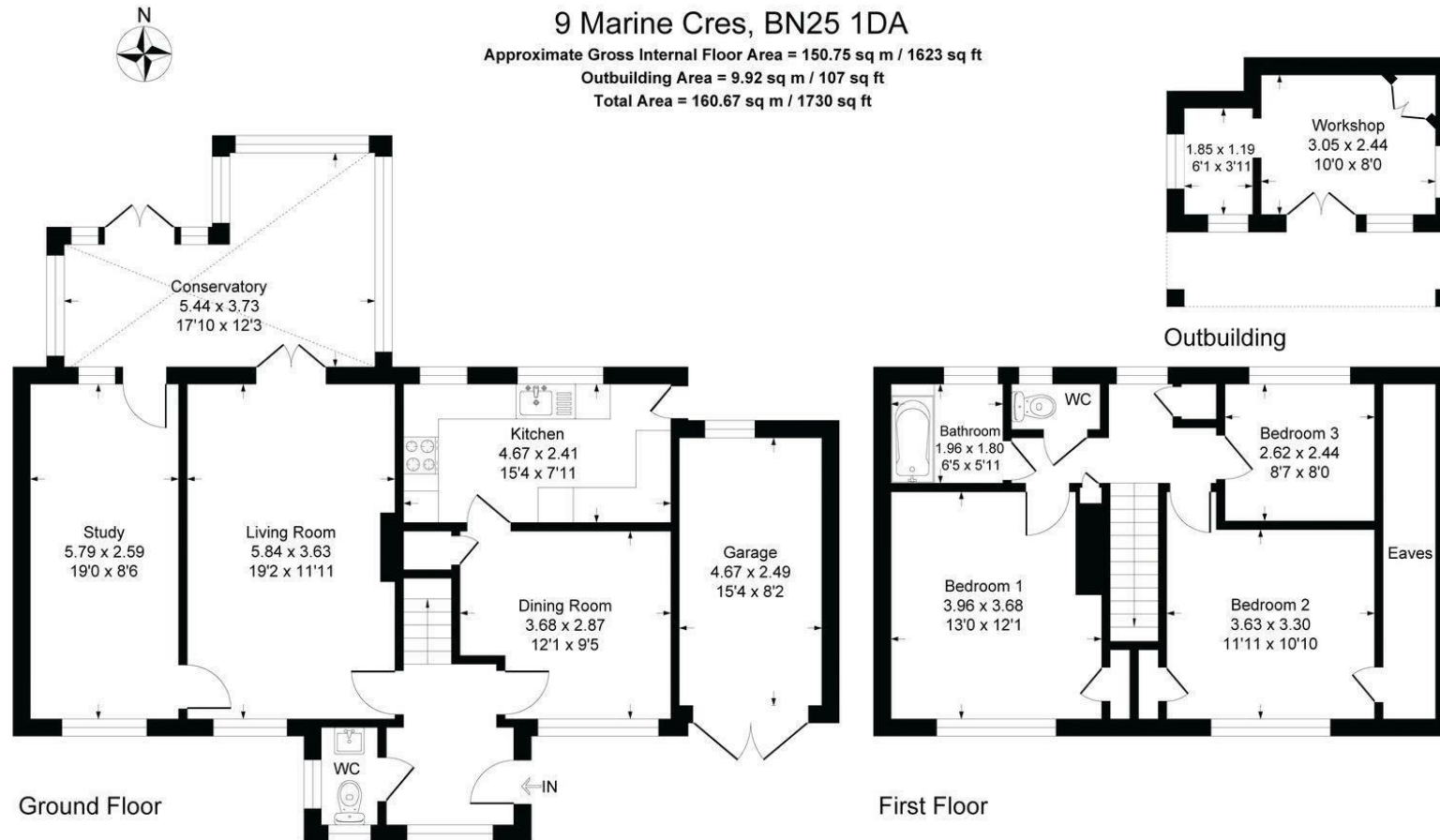


Illustration for identification purposes only, measurements are approximate, not to scale

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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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