



127 Vale Road, Seaford, BN25 3HE

ROWLAND
GORRINGE

127 Vale Road
Seaford
BN25 3HE

£360,000

A superbly presented semi detached house with no onward chain.

Refurbished with new heating, wiring and carpeting, the property is light and bright with surprisingly spacious accommodation. The 21' living/dining room stretches across the front of the property with bay window and fireplace. The kitchen looks onto the rear garden and has an original larder. The hall has 2 cupboards. Upstairs you have all 3 bedrooms with the main bedroom having 2 double wardrobes. There is a refurbished bathroom with separate wc.

Outside to the front you approach the property over block pavement. Whilst the rear garden is approximately 90', predominately laid to lawn with mature trees and with a patio area.

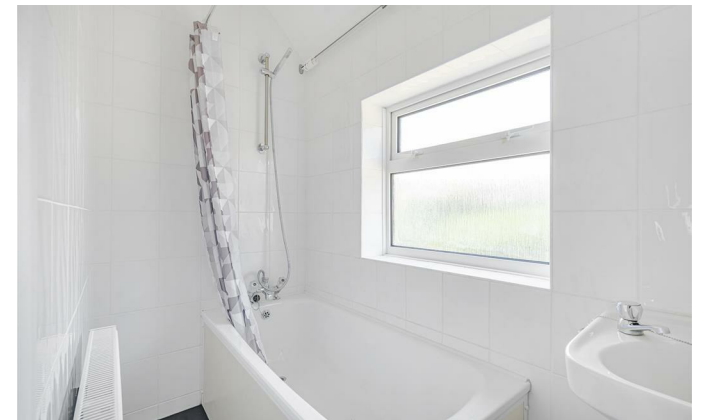


- Approximately 877sq ft.
- 3 Bedrooms
- Rewired in '24
- Recarpeted
- Well Presented

- Refurbished Semi Detached House
- Installed New Heating '24
- Reglazed to Front
- 90ft Rear Garden
- No Onward Chain



Hall	
Kitchen	3.02m x 2.03m (9'10" x 6'7")
Living/Dining Room	6.50m x 4.04m (21'3" x 13'3")
Utilities Cupboard	
Landing	
Bedroom 1	4.01m x 3.02m (13'1" x 9'10")
Bedroom 2	3.33m x 3.02m (10'11" x 9'10")
Bedroom 3	3.02m x 2.03m (9'10" x 6'7")
Bathroom	2.29m x 1.14m (7'6" x 3'8")
Separate WC	
Rear Garden	
Council Tax Band: C	
EPC: D	



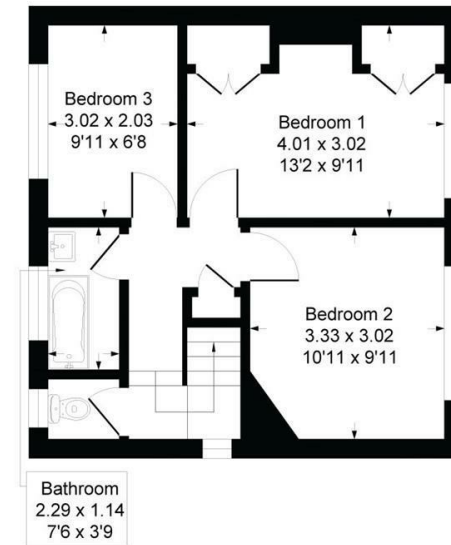


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Approximate Gross Internal Floor Area = 81.47 sq m / 877 sq ft



Ground Floor



First Floor

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.

**ROWLAND
GORRINGTON**