



47 Princess Drive, Seaford, BN25 2TZ

ROWLAND  
GORRINGE



# 47 Princess Drive Seaford BN25 2TZ

## £385,000

A well presented and deceptively spacious 2 bedroom detached bungalow, offering ample off-road parking and attractive rear garden. No onward Chain.

This spacious bungalow is light and bright throughout with internal accommodation comprising; welcoming entrance hall, W/C built with hand wash basin, generously sized living/dining room complete with french doors leading to the rear garden. The kitchen is equipped with white painted wooden matching wall and base units and a variety of built in appliances including induction hob, electric oven, fridge freezer, dishwasher, sink with combination tap and drainer unit. The kitchen is also fit with a single door providing access to the rear garden.

The two bedrooms are both light and generous in size. The shower room is fitted with white suite comprising stand alone shower, wash hand basin and W/C.

The attractive rear garden is split into two tiers. The lower level is a full length patio perfect for a seating area and hosting guests. The upper level is laid to lawn and is a real sun trap.

Further benefits include a double length garage, uPVC double glazed windows throughout and Parquet flooring.

The popular and sought-after, Princess Drive is ideally located, having easy access of both South Downs National Park & towards the sea. Picturesque walks over the South Downs, Seafront and Tidemills are on your doorstep. Seaford has a long uncommercialised beach and promenade, a wide range of shops, restaurants and cafes, railway station (London Victoria 90 minutes), bus services to Eastbourne, Brighton and surrounding villages. Bishopstone train station is only a 5-minute walk from the property, and bus services to Brighton & Eastbourne every 15 minutes are available from the end of the road.



- Approximately 1061 sqft
- Detached Bungalow
- Close to Shops
- Living/Dining Room
- Ample Off-Road Parking

- No Onward Chain
- Well Presented
- 2 Bedrooms
- Close to Countryside Walks
- Attractive Rear Garden



Entrance Hall

Cloakroom

Kitchen 3.71m x 2.67m (12'2" x 8'9")

Living/Dining Room 7.06m x 4.04m (23'2" x 13'3")

Bedroom One 4.19m x 3.61m (13'9" x 11'10")

Bedroom Two 3.00m x 2.49m (9'10" x 8'2")

Shower Room 2.69m x 1.98m (8'10" x 6'6")

Garage 5.56m x 2.51m (18'3" x 8'3")

Store 3.51m x 2.51m (11'6" x 8'3")

Rear Garden

EPC: C

Council Tax Band: D







## 47 Princess Drive, BN25 2TZ

Approximate Gross Internal Floor Area = 98.53 sq m / 1061 sq ft  
(Including Outbuilding)

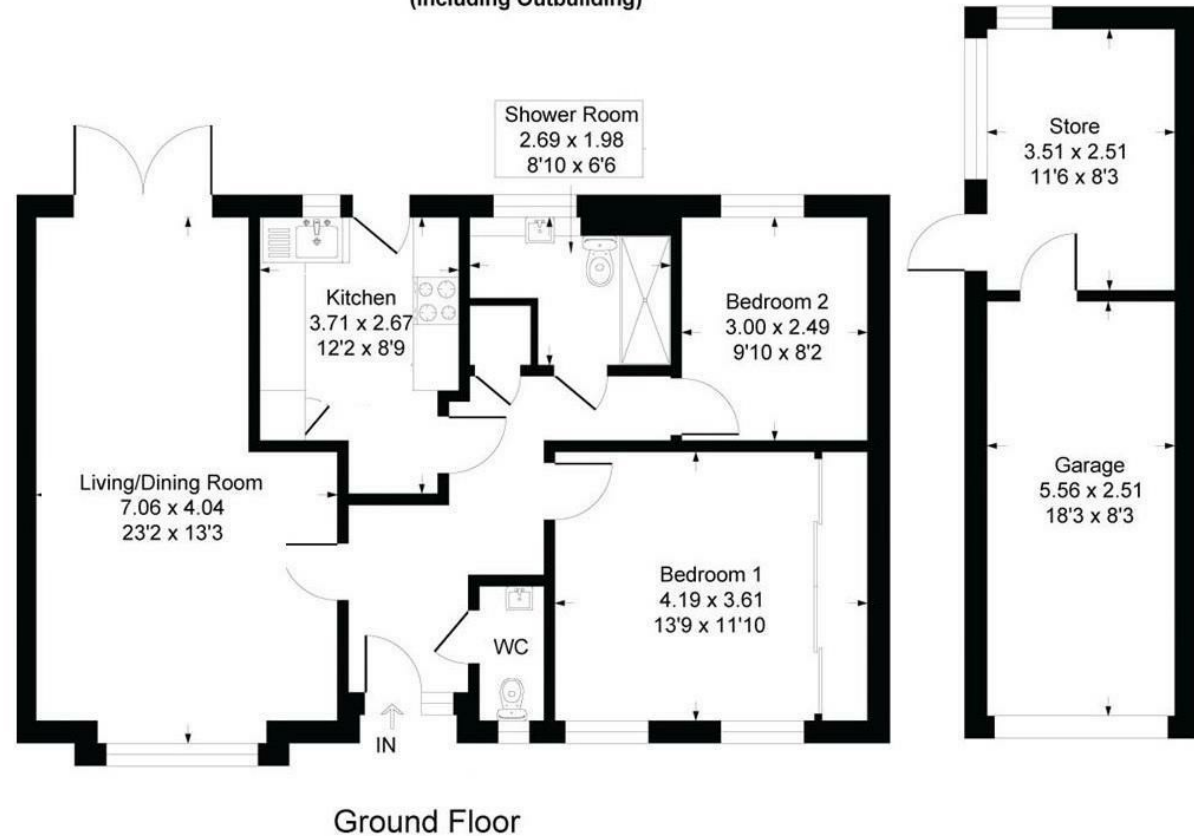


Illustration for identification purposes only, measurements are approximate, not to scale

### Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@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  
GORRINGTON**