



30 Queensway, Seaford, BN25 3EQ

ROWLAND
GORRINGE

30 Queensway Seaford BN25 3EQ

£350,000

A spacious three bedroom semi detached family home situated in a popular location, backing onto open fields within proximity to a sought after primary school.

This well presented, light and airy home comprises of entrance hall, lounge area which leads onto the dining room again further opening onto the conservatory which over looks and has French doors leading onto the garden. The kitchen comprises matching wall and base cupboards work surfaces, space and plumbing for appliances. Window to the side aspect and door leading onto the conservatory. To the first floor there are three bedrooms and a family bathroom.

Outside there is ample off street parking. The rear garden is a good size with gardens to rear and side, backing onto open fields, secluded, mainly laid to lawn, patio seating area and gated side access.

Backing directly onto open farmland with access from the rear garden. Queensway is within walking distance to the South Downs National Park and local parades of shops can be found in nearby Lexden Drive and Alfriston Road. Seaford is enclosed by the South Downs and English Channel with 1 ½ miles of uncommercialised seafront beach and promenade. The town offers a wide range of shopping facilities, cafes, restaurants, public houses, railway links to Gatwick airport and London Victoria and bus services to Eastbourne/Brighton. There are several nursery and primary schools, secondary school and sixth form college. A wide range of leisure activities can also be found ranging from a sailing club, two golf courses, bowls, kayaking, cycling and a leisure centre.



- 957 Square feet
- Views Over Farmland
- Close to School
- Conservatory
- Potential to Extend (STNPC)
- Impressive Plot Size
- Backing onto Fields
- Popular Location
- Scope to Modernise
- No Onward Chain



Entrance Hall

Kitchen 3.15m x 2.24m (10'4" x 7'4")

Dining Room 3.15m x 2.49m (10'4" x 8'2")

Lounge 4.11m x 3.76m (13'6" x 12'4")

Conservatory 4.50m x 2.72m (14'9" x 8'11")

Landing

Bedroom One 4.72m x 2.59m (15'6" x 8'6")

Bedroom Two 2.79m x 2.77m (9'2" x 9'1")

Bedroom Three 3.18m x 2.06m (10'5" x 6'9")

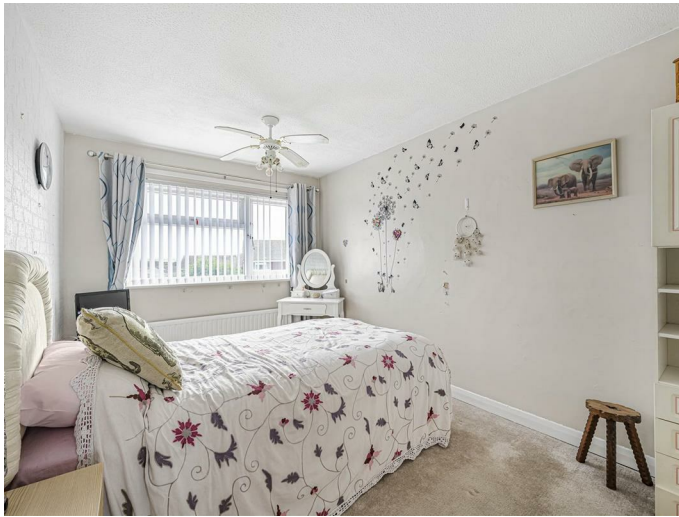
Bathroom

Rear Garden

EPC: D

Council Tax Band: C





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Approximate Gross Internal Floor Area = 88.90 sq m / 957 sq ft

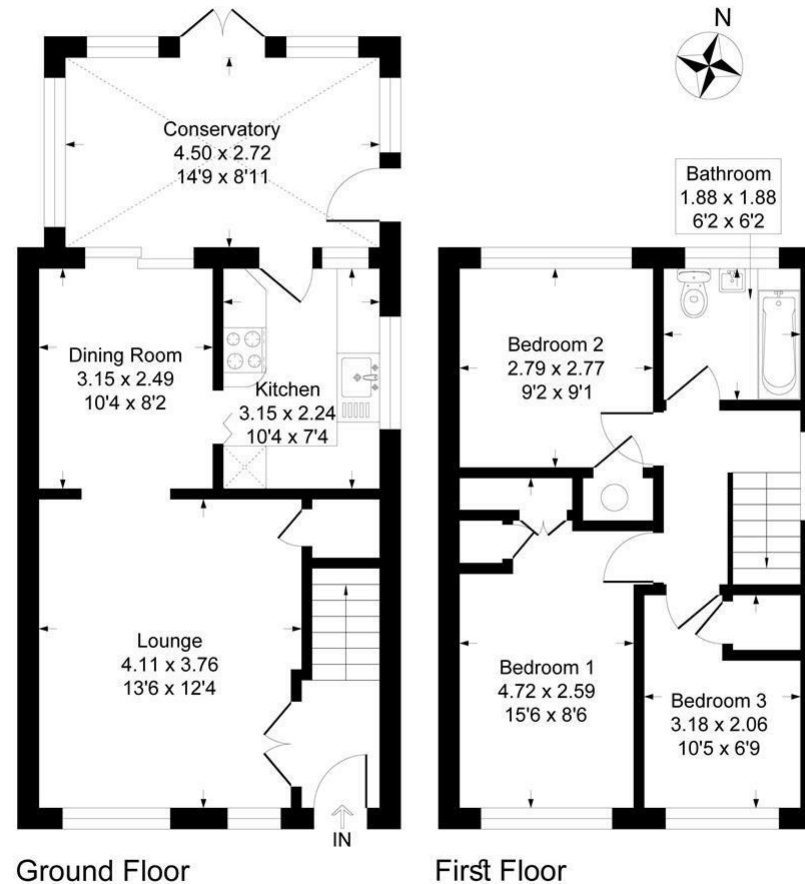


Illustration for identification purposes only, measurements are approximate, not to scale

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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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