

18 Tudor Close, Seaford, BN25 2LU

ROWLAND GORRINGE

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Seaford
BN25 2LU

£625,000



A solid wood door gives access to the enclosed porch with further solid door leading into the hall, which has a beautiful herring-bone wood block floor that carries through to both the living room and dining room. The dual aspect living room sits to the front with bay window and corner fireplace. The impressive 22' dining room also has a dual aspect but is split into areas with a snug in front of the corner fireplace, whilst the dining area has fitted shelving with cupboards below and bi-fold doors onto the garden. The L-shaped kitchen/breakfast room has bi-fold doors onto the garden, a dual aspect and door leading to the utility room. The utility room has doors to the downstairs shower/wc as well as a side porch/storage – with secure access to both front and back gardens. The first floor has all 4 bedrooms with: bedroom 1 having a dual aspect, a bay window and fitted cupboards: bedroom 2 also has a dual aspect: whilst bedroom 3 has access to eaves storage. The family bathroom is tiled with a white suite and a separate toilet.

Outside the south westerly rear garden has been attractively landscaped with central lawn, decking across the rear of the property, an arbor sits above a pathway to the greenhouse whilst established shrub and flower borders are dotted around. To the front is a lawn with established borders, whilst to the side is a block drive to the house and garage.

The property is located in the very popular East Blatchington area of Seaford within easy reach of local shops, bus services and countryside walk. Seaford town centre with its wide range of shopping facilities, pubs, cafes, restaurants, library, railway station, the seafront promenade and beach can be found within approximately 1 mile.

- Approximately 1812sq ft.
- 4 Bedroom
- L-Shaped Kitchen/Breakfast Room
- 2 Bathrooms
- Garage & Driveway
- Detached Character House
- 22' Dining Room
- Utilties Room
- Landscaped Rear Garden



Porch	
Hall	
Living Room	4.47m x 4.09m (14'7" x 13'5")
Dining Room	6.86m x 3.58m (22'6" x 11'8")
L-Shaped Kitchen/Breakfast Room	5.79m x 5.51m (18'11" x 18'0")
Utility Room	
Shower/WC	2.08m x 0.86m (6'9" x 2'9")
Landing	
Bedroom 1	4.55m x 3.68m (14'11" x 12'0")
Bedroom 2	3.91m x 3.68m (12'9" x 12'0")
Bedroom 3	4.32m x 2.72m (14'2" x 8'11")
Bedroom 4	2.67m x 2.72m (8'9" x 8'11")
Eaves Storage	2.41m x 1.73m (7'10" x 5'8")
Bathroom	
Separate Shower	
Rear Garden	
Drive/Hardstanding	
Garage	6.07m x 2.74m (19'10" x 8'11")
Side Store	2.67m x 1.65m (8'9" x 5'4")
Council Tax Band: E	
EPC: D	











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Approximate Gross Internal Floor Area = 168.29 sq m / 1812 sq ft
Garage Area = 16.02 sq m / 173 sq ft
Total Area = 184.31 sq m / 1985 sq ft

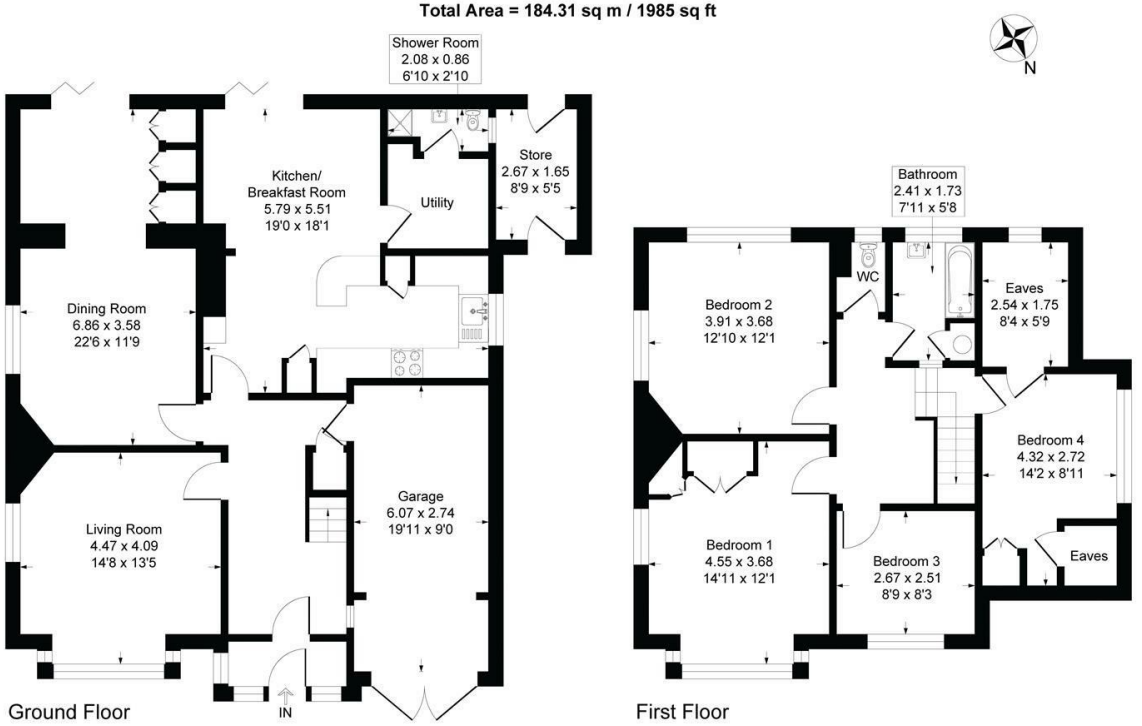


Illustration for identification purposes only, measurements are approximate, not to scale

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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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