

21 Rother Road, Seaford, East Sussex, BN25 4HS

ROWLAND GORRINGE

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£700,000

Well presented through out, offering over 2000sq ft this versatile detached chalet bungalow has 4 double bedrooms and 4 receptions areas. Entering the property via the enclosed porch, the light and spacious hall introduces you to the house with stairs leading up, a study area to the side, whilst the hall continues. The living room sits to the front of the property with a triple aspect, a bay window and fireplace. You walk through the breakfast room into the refitted kitchen which has a range of wall/base units, central island, side door to garden and open access to the family/dining room. The family/dining room has a lantern roof, a triple aspect and patio door onto the garden. |A second door leads into the garden room which has a lantern roof, a dual aspect and French doors onto the garden. The 2 double bedrooms on the ground floor both have a dual aspect and completing the ground floor accommodation is a family bathroom complete with separate shower.

Upstairs you have the remaining double bedrooms, both having eave storage access and skylights. The second shower room concludes the internal accommodation.

Outside the rear garden has a large block brick hardstanding/patio area leading to the double garage/workshop and lawn. Mostly laid to lawn the garden is private with established trees, raised deck area and a fenced vegetable garden. A double gate and continuation of the block brick paving/drive lead to the front which has a manicured lawn with pathway through.

Situated in sought after south/east Seaford within easy reach of Seaford Head golf course and Seaford Head School. Seaford town centre, beach, railway station and bus services are all within approximately one mile.










GODOY

Porch

Hallway

Study Area
11'10" x 5'10" (3.63m x 1.80m)

Living Room
17'7" x 12'9" (5.38m x 3.91m)

Breakfast Area
13'5" x 6'9" (4.09m x 2.08m)

Kitchen
17'7" x 12'2" (5.38m x 3.73m)

Family/Dining Room
20'9" x 16'0" (6.35m x 4.88m)

Garden Room
16'3" x 9'10" (4.96m x 3.02m)

Family Bathroom
8'7" x 7'8" (2.62m x 2.36m)

Bedroom 3
13'10" x 10'11" (4.24m x 3.33m)

Bedroom 4
12'11" x 10'0" (3.96m x 3.05m)

Landing

Bedroom 1
13'3" x 10'0" (4.04m x 3.07m)

Bedroom 2
13'3" x 10'0" (4.04m x 3.05m)

Shower Room
7'1" x 5'4" (2.16m x 1.65m)

Garage/Workshop
23'9" x 14'2" (7.24m x 4.32m)

Rear Garden

Hardstanding/Patio

Drive

Front Garden

Council Tax Band: F

EPC: D















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Approximate Gross Internal Floor Area = 185.79 sq m / 2000 sq ft
Garage Area = 31.25 sq m / 336 sq ft
Total Area = 217.04 sq m / 2336 sq ft

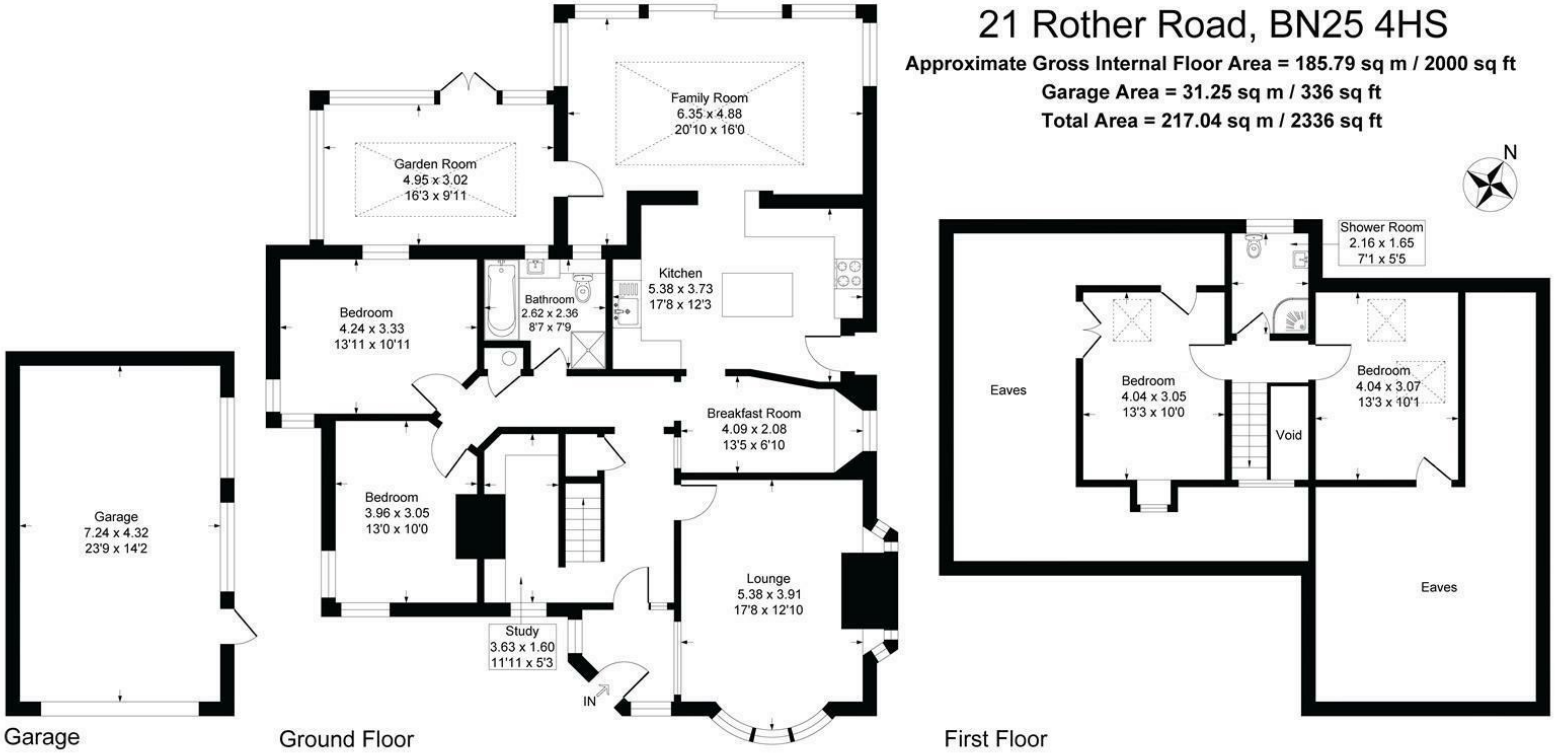


Illustration for identification purposes only, measurements are approximate, not to scale

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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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