

13 Chesterton Drive, Seaford, BN25 3RH

ROWLAND GORRINGE

13 Chesterton Drive
Seaford
BN25 3RH

Offers In Excess Of: £515,000



A well presented and deceptively spacious 4 bedroom detached family home situated in a popular and quiet location north of the A259.

This ideally positioned property is generously proportioned throughout and has been partially renovated by current owners to a exceptionally high standard. To the front the property there is a large driveway leading to welcoming entrance hall fitted with block brick parquet flooring. The Living room is impressive in size featuring a beautiful bay window to the front. The light and bright kitchen is impeccably finished with matching wall and base units and a variety of built in appliances including; fridge freezer, dishwasher, microwave, electric hob, double oven, sink with drainer unit and combination tap. The kitchen is equipped with a generously sized utility room with ample space for appliances and access out to the side of the property. The dining room is generous in size and provides access via sliding door to the conservatory. To complete the ground floor there is a WC and access into the garage.

To the first floor there are four double bedrooms with three of them fitted with built in wardrobes. The family bathroom is tastefully finished with panel bath, overhead shower, WC and wash hand basin.

The rear garden is mainly laid to lawn with a raised patio boasting a brick built pond. The garden is a real sun trap and offers ample usable space perfect for relaxing and/or hosting guests.

Chesterton Drive is a popular residential road, with convenience store/sub post office on nearby Walmer road and close by on the A259 regular bus services running every 12minutes to Eastbourne or Brighton at peak times. Seaford town centre, beach and railway station are all within approximately one mile with its long un-commercialised seafront, two golf courses and enclosed by the South Downs National Park. Seaford is situated midway between the coastal resorts of Brighton and Eastbourne.

- Approximately 1914 sqft
- Detached Family Home
- Close to Bus Services
- Attractive Rear Garden
- Original Wood Flooring
- Four Bedrooms
- Off Road Parking
- Sought After Location
- Garage
- Deceptively Spacious



Entrance Porch	
Entrance Hall	
Cloakroom	
Kitchen	4.88m x 2.72m (16" x 8'11")
Utility Room	2.95m x 1.88m (9'8" x 6'2")
Dining Room	4.55m x 2.87m (14'11" x 9'5")
Living Room	5.31m x 4.55m (17'5" x 14'11")
Conservatory	3.78m x 2.08m (12'5" x 6'10")
Lean To	2.59m x 1.32m (8'6" x 4'4")
Landing	
Bedroom One	5.00m x 4.17m (16'5" x 13'8")
Bedroom Two	4.57m x 4.29m (15" x 14'1")
Bedroom Three	3.71m x 2.97m (12'2" x 9'9")
Bedroom Four	3.68m x 2.87m (12'1" x 9'5")
Bathroom	
Garage	3.43m x 3.15m (11'3" x 10'4")
Rear Garden	
EPC: C	
Council Tax Band: E	











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Approximate Gross Internal Floor Area = 167.19 sq m / 1800 sq ft
Garage = 10.56 sq m / 114 sq ft
Total = 177.75 sq m / 1914 sq ft

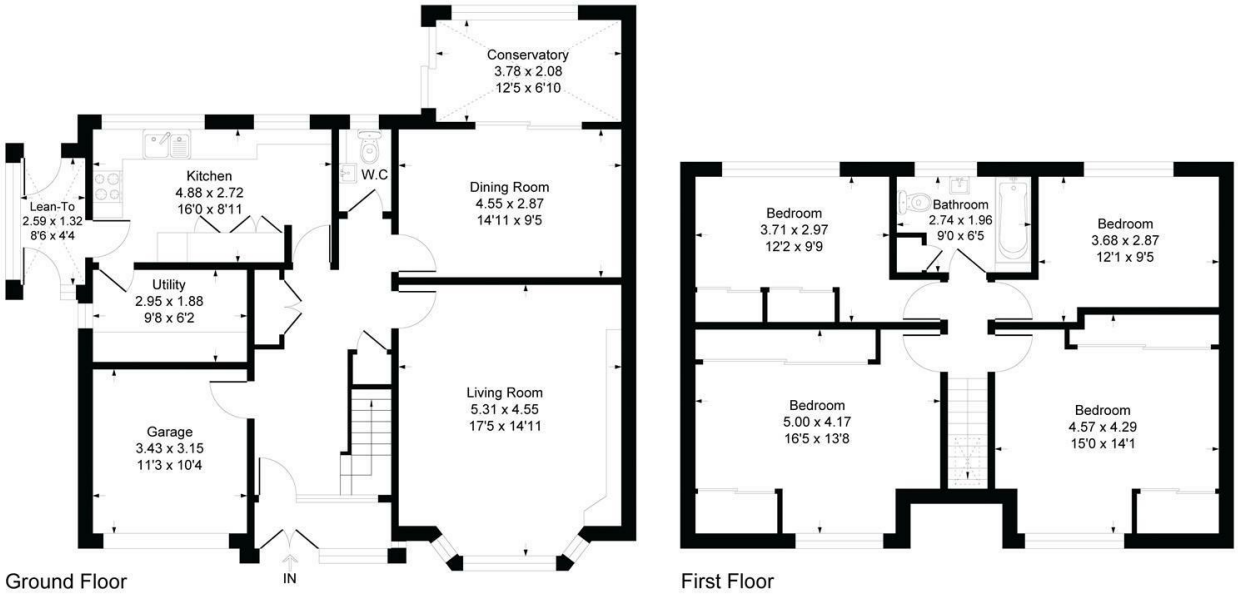


Illustration for identification purposes only, measurements are approximate, not to scale

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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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