

22 Kingsmead Walk, Seaford, BN25 2EX

ROWLAND GORRINGE

22 Kingsmead Walk
Seaford
BN25 2EX

£450,000

A unique and extended 4 bedroom chalet house set within a quiet and sought after location within East Blatchington. No onward chain.

A deceptively spacious, light and versatile chalet/house. Currently having four bedrooms with the main bedroom upstairs having wc, wash hand basin and potential for an ensuite shower room. (subject to usual planning & building regulations.)

The ground floor boasts three good size bedrooms, family shower room, spacious lounge area and further kitchen having variety of wall and base units. Partially tiled. Integrated induction hob, cooker hood, electric oven, fridge. Dual basin corner sink. Space for dishwasher and one other appliance. Gas fired glow worm boiler. Double glazed window to the rear. Obscure double glazed door for access to the rear garden. Spot lighting.

Outside there is gated side access to both sides of the property. Also accessed through kitchen door from the side leads to the patio area that stretches the width of the property. Steps to the raised lawn area with a separate patio, and flower beds with established shrubs surrounding. Timber framed shed. Outside water tap. Timber fencing surrounding. To the front a driveway leads to a single garage, front mostly laid to lawn with shrubbery. Patio pathway also leading to front entrance and patio area.

Kingsmead is a popular residential location. Conveniently close to local shops, in either Claremont Road or Princess Drive, bus services and countryside walks. The property also lies within approximately three quarters of a mile from Seaford town centre and railway station with its links to Lewes, Brighton, Gatwick and London Victoria. Seaford is enclosed by the South Downs National Park and enjoys one and a half miles of uncommercialised seafront. The town itself, offers a wide range of shopping facilities, parks, cafes, restaurants, public houses and leisure activities including leisure centre, tennis, bowls, sailing club as well as two golf courses. The popular Seaford Primary school and a local bus service can be found within a few hundred yards.



- 1523 Square Feet
- Four Bedrooms
- Detached
- Rear Garden
- Solar Panels
- Chalet
- Well Presented
- Garage
- Scope for 2 Bathroooms
- No Ongoing Chain



Entrance Porch	
Entrance Hall	
Kitchen	3.61m x 3.28m (11'10" x 10'9")
Lounge/Diner	5.61m x 3.63m (18'5" x 11'11")
Bedroom Two	3.99m x 3.45m (13'1" x 11'4")
Bedroom Three	3.86m x 2.72m (12'8" x 8'11")
Bedroom Four	3.12m x 2.64m (10'3" x 8'8")
Shower Room	2.54m x 2.06m (8'4" x 6'9")
Landing	
Bedroom One	4.09m 3.86m (13'5" 12'8")
En-suite	4.29m x 1.40m (14'1" x 4'7")
Rear Garden	
Garage	4.95m x 2.72m (16'3" x 8'11")
EPC: C	
Council Tax Band: D	











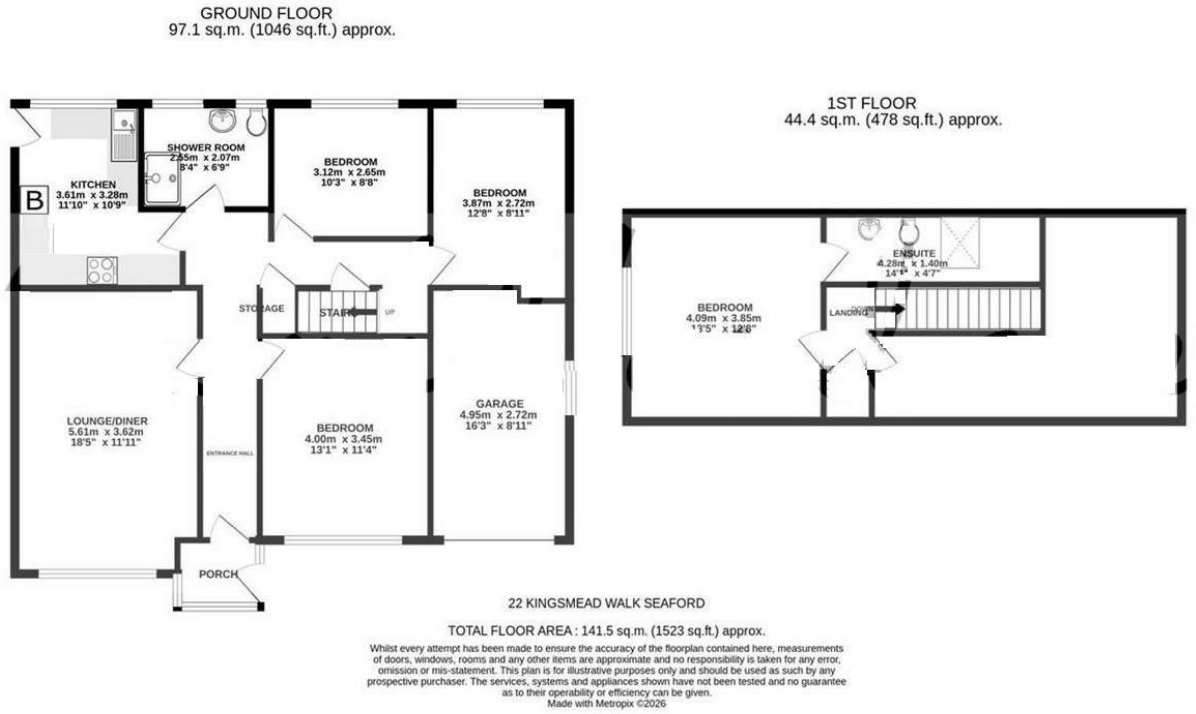

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