

11A Kedale Road, Seaford, BN25 2BY

ROWLAND GORRINGE

11A Kedale Road
Seaford
BN25 2BY

£200,000

A rare two bedroom first floor flat with its own private south westerly facing rear garden, forming the top floor of this detached property. Close to the town, railway station and popular primary school. Share of freehold and no ongoing chain.

The property boasts its own private front door with stairs leading up to the landing; A open plan and dual aspect living and kitchen area, two bedrooms and further shower room complete the accommodation. Further benefits include a loft space and impressive south westerly aspect private rear garden which is mainly laid ot lawn with remainder decked seating area.

Ideally situated on Kedale Road, within close proximity to the town centre and its wide range of shops, A259 coastal road (with bus service to Brighton & Eastbourne every 15mins) and railway station (with links to London (Victoria) and Brighton). The uncommercialised seafront promenade and beach are located less than a ¼ of a mile of the property.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.



- First Floor Flat
- Rear Garden
- Close to Town Centre
- Private Entrance Door
- Two Bedrooms
- Share of Freehold
- South West Facing Garden
- Open Plan Living



Private Entrance

Stairs to First Floor

Living Room	3.35m x 3.35m (11' x 11')
Kitchen	3.35m x 2.49m (11' x 8'2")
Bedroom	3.35m x 3.05m (11' x 10')
Bedroom	3.05m x 2.49m (10' x 8'2")

Shower Room

Rear Garden

Lease: 125 Years from 2016

Share of Freehold

Council Tax: A

EPC: C

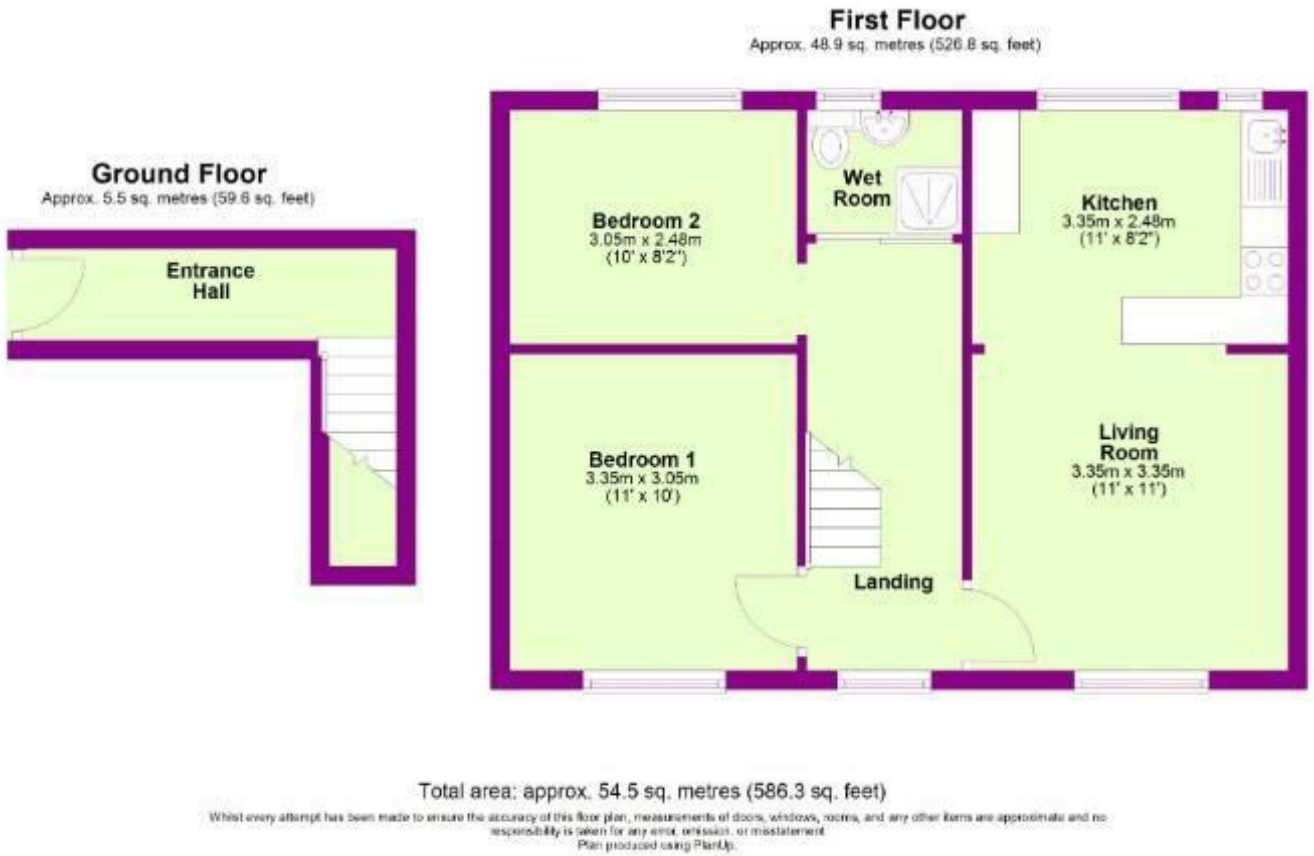












Total area: approx. 54.5 sq. metres (586.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

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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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