



**2 Bed**  
**House - End Terrace**  
**located in Richmond Terrace**



# 7 Richmond Terrace

## Seaford

### BN25 2AE



## Guide Price £270,000 - £280,000

Nestled in the charming area of Richmond Terrace, Seaford, this delightful end terrace house offers a perfect blend of comfort and modern living. The property features a welcoming lounge at the front, complete with a wood burner that creates a warm and inviting atmosphere, ideal for cosy evenings. Adjacent to the lounge, you will find a spacious dining room that flows seamlessly into a well-appointed modern kitchen at the rear, making it perfect for entertaining guests.

The house boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The modern bathroom is also a good size, ensuring convenience for all residents. Outside, a quaint courtyard offers a private outdoor space, perfect for enjoying a morning coffee or an evening glass of wine.

Situated in a great town centre location, this property is within easy reach of local amenities, shops, and transport links, making it an ideal choice for those seeking a vibrant community lifestyle. This charming home is perfect for first-time buyers, small families, or anyone looking to enjoy the best of Seaford living. Don't miss the opportunity to make this lovely house your new home. EPC Rating D | Council Tax Band B

## Description

A charming end-of-terrace two-bedroom period home, enviably positioned within a quiet and secluded setting at the end of a private road in the heart of Seaford town centre. Beautifully maintained and thoughtfully improved by the current owner, including tasteful upgrades to both the kitchen and bathroom, this delightful property perfectly combines character features with modern convenience.

Ideally located, the property is within easy walking distance of Seaford's excellent range of shops, cafés, restaurants, mainline railway station, regular Brighton and Eastbourne bus services, and the picturesque seafront and Esplanade, making it perfectly suited for both commuters and coastal living.

The accommodation retains an abundance of attractive period charm and further benefits from gas central heating and double glazing throughout.

The spacious living room is bright and welcoming, featuring a front-aspect double glazed window, picture rail, radiator, and an attractive wood-burning stove with timber mantle and surround, creating a cosy focal point.

The separate dining room offers additional character with a feature fireplace, rear-aspect window overlooking the courtyard, two useful under-stairs storage cupboards, and radiator.

The stylishly updated kitchen is fitted with a range of modern storage cupboards and work surfaces, complemented by an inset Butler-style sink with swan neck mixer tap. Integrated appliances include an electric hob with oven beneath and extractor hood above. A double glazed door provides direct access to the rear yard.

Upstairs, the landing provides access to the airing cupboard and loft space.

The principal bedroom is a generously sized double room overlooking the front of the property, while the second bedroom enjoys views across the rear yard.

The contemporary bathroom is fitted with a white suite comprising a bath with mixer taps, wash hand basin set within a vanity unit, low-level WC, radiator, tiled walls, laminate wood flooring, and a side-aspect double glazed window.

Externally, the enclosed rear yard offers a private and low-maintenance outdoor space, ideal for relaxing or entertaining.





**General:**

These particulars are prepared in good faith and are intended as a general guide only. Whilst every effort is made to ensure their accuracy, they do not constitute any part of an offer or contract. Any information of particular importance should be verified with our office. Prospective purchasers must confirm the availability of the property and arrange a viewing prior to travel. Items shown in photographs are not included unless specifically stated and may be available by separate negotiation.

**Measurements:**

All measurements are approximate and for guidance purposes only. Prospective purchasers should verify all dimensions before committing to the purchase of carpets, fitted furniture, or similar items.

**Services:**

We have not tested any services, systems, appliances, or fittings and cannot confirm that they are in working order or fit for purpose. Purchasers are advised to obtain independent verification from their solicitor or surveyor. Details of tenure are provided by the vendor, and we have not inspected the title documentation.

Accordingly, purchasers should seek confirmation from their solicitor.



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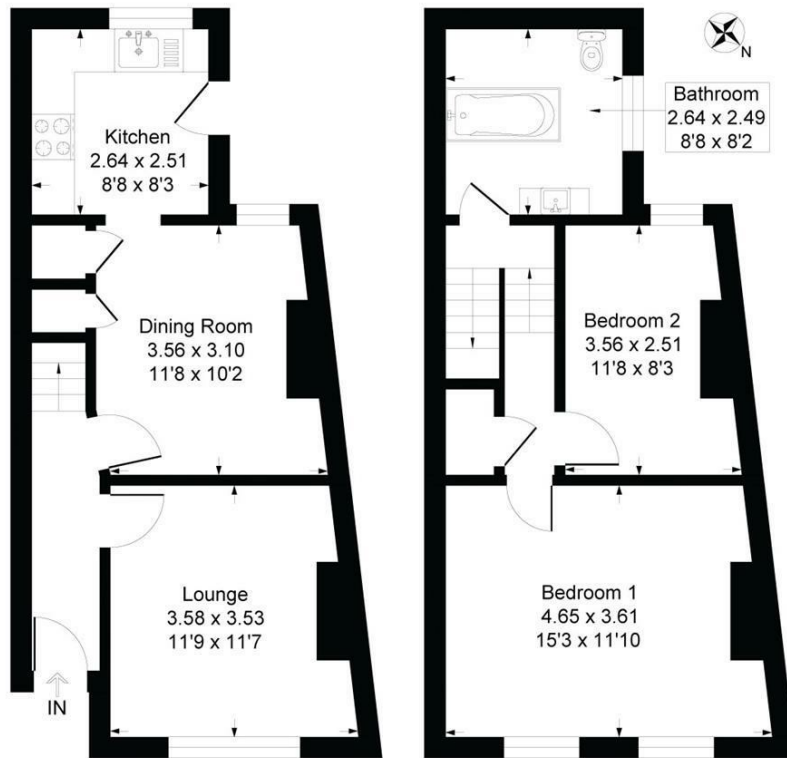


**7 Richmond Terrace, Seaford, BN25 2AE**



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Approximate Gross Internal Floor Area = 74.62 sq m / 803 sq ft



Ground Floor

First Floor

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

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Version 1

### CONTACT

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