



6 AQUILA PARK, SEAFORD, EAST SUSSEX, BN25 4QA

£535,000

A five/six bedroom detached family house situated within a small close, approximately one mile from Seaford town centre and railway station.

Bus routes operating along the A259 between Eastbourne and Brighton, parade of local shops, Seaford Head secondary school and leisure centre are all within half a mile.

The property offers good sized ground floor accommodation, comprising entrance hall, living room, kitchen with utility area, extended dining area, bedroom five, bedroom six /study and cloakroom.

On the first floor there are four bedrooms, all of which have built-in double wardrobes. There is an EN-suite shower room to the master bedroom and a separate family bathroom.

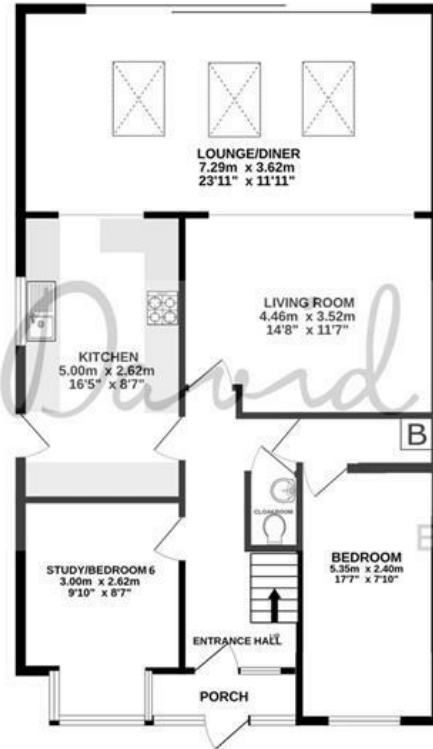
Further features include gas fired central heating and uPVC double glazing throughout. There is off-road parking for two cars to the front, integral single garage and an attractive level rear garden.

An internal inspection is advised to appreciate the accommodation on offer.

- FIVE/ SIX BEDROOMS
- EXTENDED DINING AREA
- QUIET CUL-DE-SAC
- CLOSE TO LOCAL SHOP, BUS ROUTES AND DOWNS LEISURE CENTRE
- LIVING ROOM
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- OFF ROAD PARKING FOR TWO VEHICLES
- DOWNSTAIRS CLOAKROOM
- LOCATED WITHIN HALF A MILE OF SEAFORD HEAD SECONDARY SCHOOL



GROUND FLOOR
90.5 sq.m. (974 sq.ft.) approx.



1ST FLOOR
56.1 sq.m. (604 sq.ft.) approx.



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TOTAL FLOOR AREA: 146.6 sq.m. (1578 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004