



6 ROSEmount CLOSE, SEAFORD, EAST SUSSEX, BN25 2TP

£475,000

A large four bedroom detached house, offering good sized accommodation, situated in this popular cul-de-sac. Bishopstone railway station, Sailing Club and the main A259 road with bus services operating between Eastbourne and Brighton is within easy reach- all approximately within a mile radius.

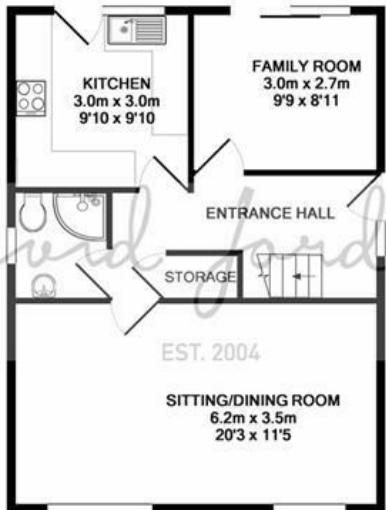
The ground floor accommodation comprises entrance hall, lounge diner, recently modernised kitchen, dining room/study and newly-fitted shower room. On the first floor there are four double bedrooms and a well-fitted family bathroom.

There is a driveway affording off road parking for three vehicles to the side of the property. The fence enclosed rear garden enjoys a south easterly aspect, and is designed for low maintenance. This is due to the fact that it is mainly laid to patio, and has a large shingle area. There is access to the front of the property via a gate, and the single garage can be accessed via personal door, or up-and-over door.

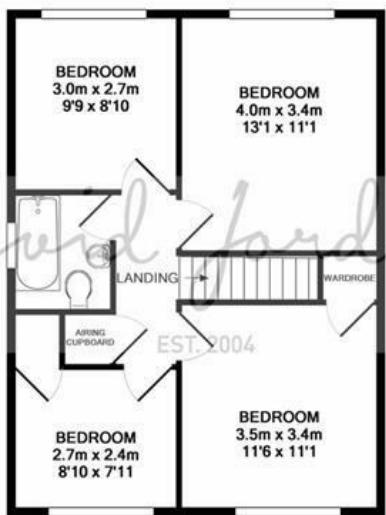
The property further benefits from Upvc double glazing and gas central heating. Viewing is highly recommended to fully appreciate the accommodation on offer.

- FOUR BEDROOMS
- DETACHED HOUSE
- SITUATED IN A QUIET CUL-DE-SAC
- SOUTH EASTERLY ASPECT REAR GARDEN
- DISTANT DOWNLAND AND SEA VIEWS
- LOUNGE DINER
- STUDY/DINING ROOM
- MODERN BATH AND SHOWER ROOM
- OFF ROAD PARKING FOR THREE VEHICLES
- GARAGE





GROUND FLOOR
APPROX. FLOOR
AREA 51.3 SQ.M.
(553 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 51.3 SQ.M.
(553 SQ.FT.)

6 ROSEMOULD CLOSE SEAFORD
TOTAL APPROX. FLOOR AREA 102.7 SQ.M. (1105 SQ.FT.)

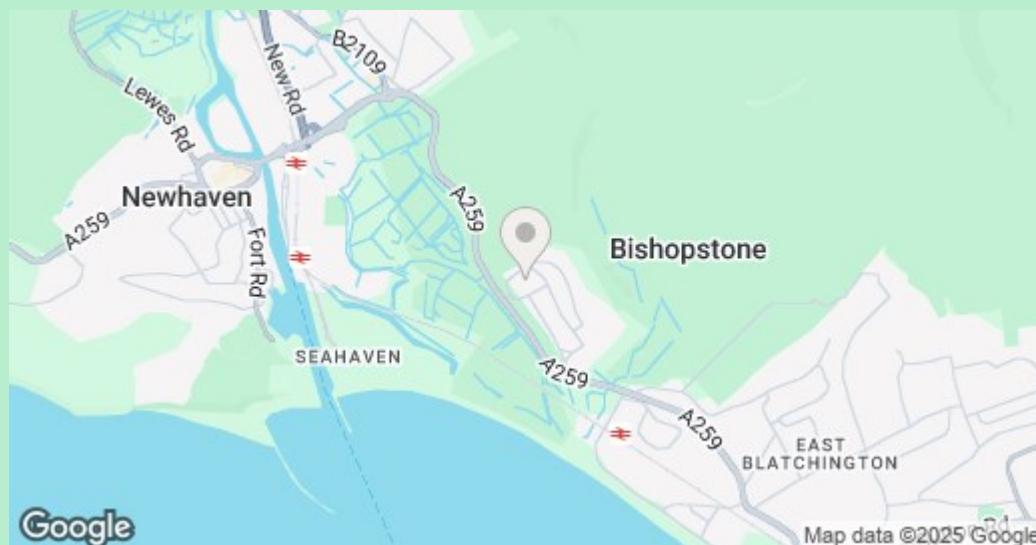
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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: D



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