

COBWEBS, 24 ARUNDEL ROAD, SEAFORD, BN25 4LU

£850,000

Occupying an enviable position just 100 feet from Seaford Head Golf Links and within easy walking distance of Seaford Head Secondary School, this spacious detached family home enjoys a highly sought after setting on the south eastern side of Seaford.

Seaford town centre and mainline railway station are approximately one mile away, offering convenient access to local amenities and services.

Set behind attractive wrought iron gates with a generous block-paved driveway providing ample off-road parking, the property is approached through beautifully maintained front gardens and benefits from an integrated double garage.

The spacious and versatile accommodation is arranged over two floors and includes a welcoming entrance hall with impressive galleried landing, There are two reception rooms and a well appointed kitchen/breakfast room fitted with an extensive range of integrated appliances. A ground floor bedroom provide excellent flexibility for guests, multi-generational living or home working.

To the first floor are three well proportioned double bedrooms, including a main bedroom with en-suite facilities and access to a private balcony enjoying elevated views across the rear garden and the golf course. There is also a family bathroom with shower cubicle.

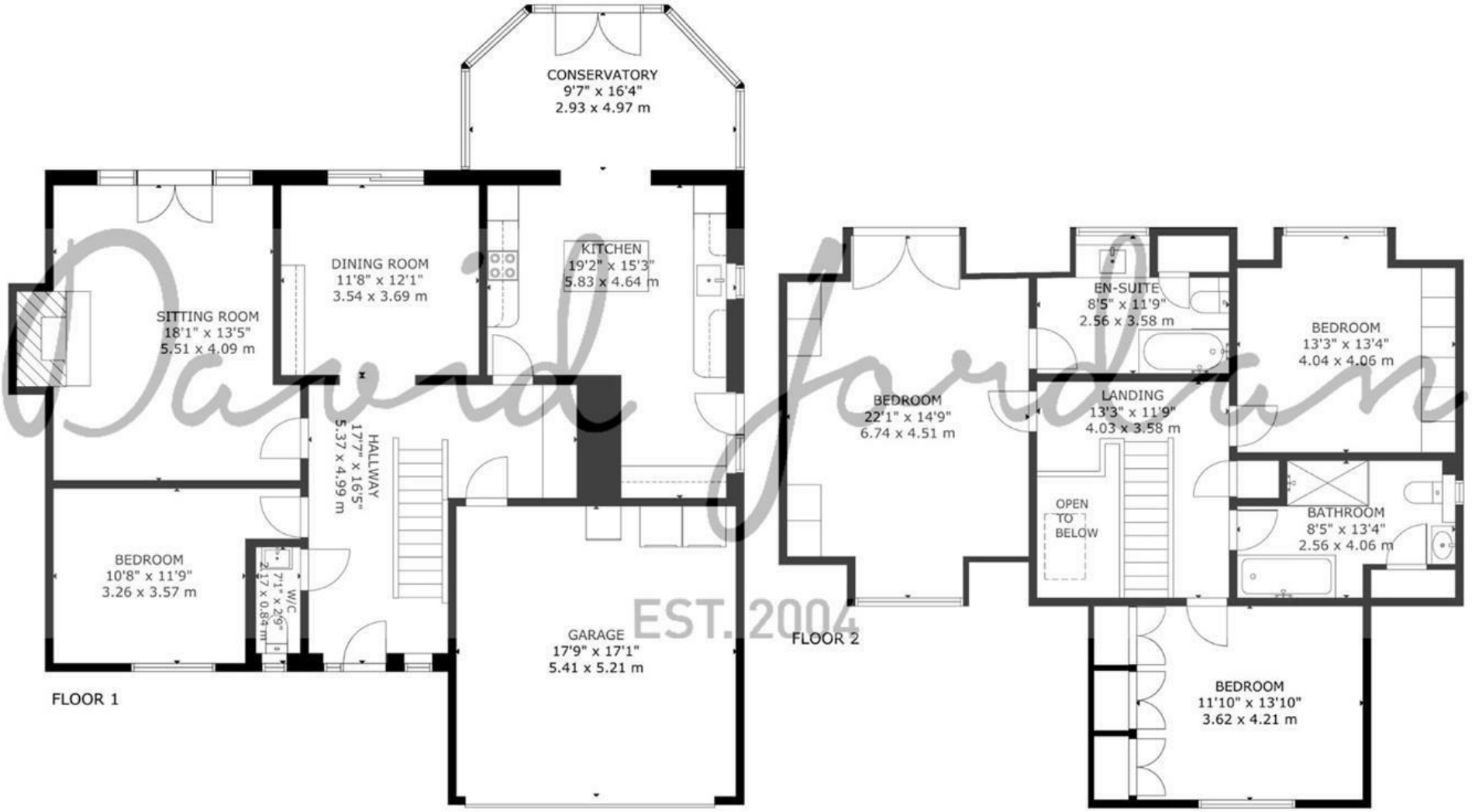
The delightful west facing rear garden provides a wonderful outdoor entertaining space, featuring extensive patio areas, level lawn, mature planting, established borders and secluded seating areas. The garden enjoys a degree of privacy and is enclosed by attractive fencing and a characterful flint wall boundary.

Vacant possession subject to grant of probate.

- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- GALLERIED LANDING
- LARGE BESPOKE KITCHEN/BREAKFAST ROOM
- UPVC WOOD GRAIN EFFECT DOUBLE GLAZING
- MAIN BEDROOM WITH EN-SUITE AND PRIVATE BALCONY
- INTEGRAL DOUBLE GARAGE
- PARKING FOR SEVERAL VEHICLES
- WEST ASPECT REAR GARDEN
- VACANT POSSESSION SUBJECT TO GRANT OF PROBATE







GROSS INTERNAL AREA
TOTAL: 204 m²/2204 sq.ft
FLOOR 1: 112 m²/1210 sq.ft, FLOOR 2: 92 m²/994 sq.ft
EXCLUDED AREAS: GARAGE: 28 m²/303 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



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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