



5 CORNFIELD ROAD, SEAFORD, BN25 1SW

£550,000

A charming older style detached family home in a sought after and convenient location, offering excellent scope to refurbish and create a superb long term family home.

Occupying an established south facing plot in a highly convenient position, just one fifth of a mile from Seaford town centre, railway station and nearby seafront.

The property has a handsome and distinctive appearance retaining many of its original features with attractive tile hung elevations, set back from the road behind mature hedging and approached via a gravel driveway.

It also enjoys a delightful southerly aspect to the rear, with the mature rear garden backing directly onto The Crouch Playing Fields.

Features include an attached garage, part uPVC double glazing, attractive wood block flooring to much of the ground floor and well established gardens to both the front and rear.

The well proportioned accommodation comprises an entrance hall, ground floor cloakroom, lounge, separate dining room, kitchen/breakfast room, three good sized bedrooms, shower room and separate WC. Many of the rooms are dual aspect allowing in ample light.

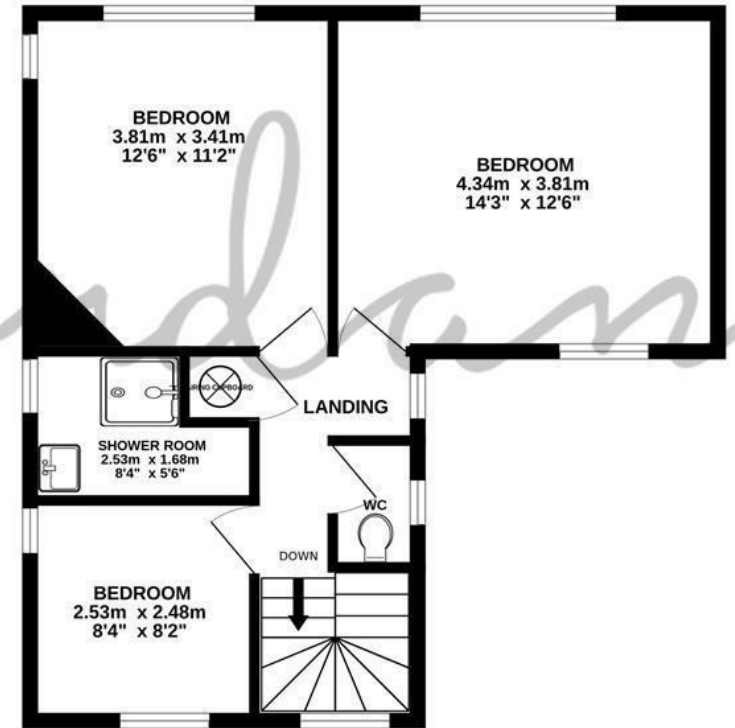
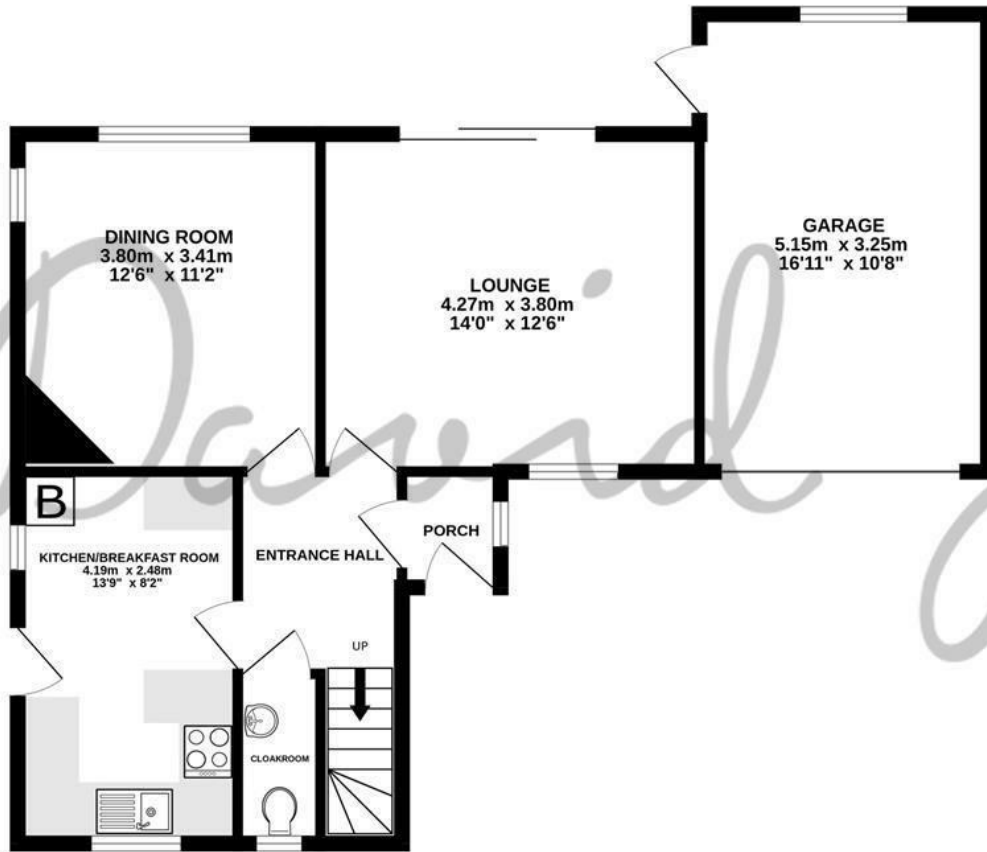
Vacant possession.

- DETACHED CHARACTER HOUSE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR CLOAKROOM
- PART UPVC DOUBLE GLAZED
- MANY ORIGINAL FEATURES
- ATTACHED GARAGE AND PARKING
- GOOD SIZE SOUTHERLY ASPECT GARDEN
- VACANT POSSESSION



GROUND FLOOR
65.0 sq.m. (699 sq.ft.) approx.

1ST FLOOR
47.2 sq.m. (508 sq.ft.) approx.



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TOTAL FLOOR AREA : 112.2 sq.m. (1207 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: 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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EST. 2004