



2 LULLINGTON CLOSE, SEAFORD, EAST SUSSEX, BN25 4JH

£995,000

An attractive detached property, situated in this superb position in the favoured South-east corner of Seaford, backing onto Seaford Head golf course with stunning views over the fairways. It is also very near to adjoining National Trust land, with good access to downland walks and towards The Seven Sisters and Cuckmere Haven, known as an area of outstanding natural beauty. The town centre and railway station are approximately one and a half miles distant, whilst local schools, bus routes and the Seaford promenade are all within easy reach.

The property has been the subject of much improvement by it's current owners, instrumenting complete refurbishment throughout to make a very spacious and elegant home.

Accommodation is arranged over two floors, with the entrance level having a good size reception hall, a well-fitted kitchen, open-plan lounge/diner, conservatory, two double bedrooms, sun room, utility area, and the first of three bathrooms.

On the first floor there are two very spacious bedrooms each having the benefit of an En-suite shower room and stunning views across Seaford Head golf course. The main bedroom also has a balcony and a range of fitted wardrobes.

Outside, there is a large rear garden which is mainly laid to lawn, with established shrubs and bushes to each border. There is also a spacious area being ideal for outdoor dining and entertaining. To the rear of the property there is a gate which provides direct access onto the golf course and Seaford Head Nature Reserve which is ideal for walking.

Other features and benefits include gas central heating, picturesque front and rear gardens, and plenty of parking.

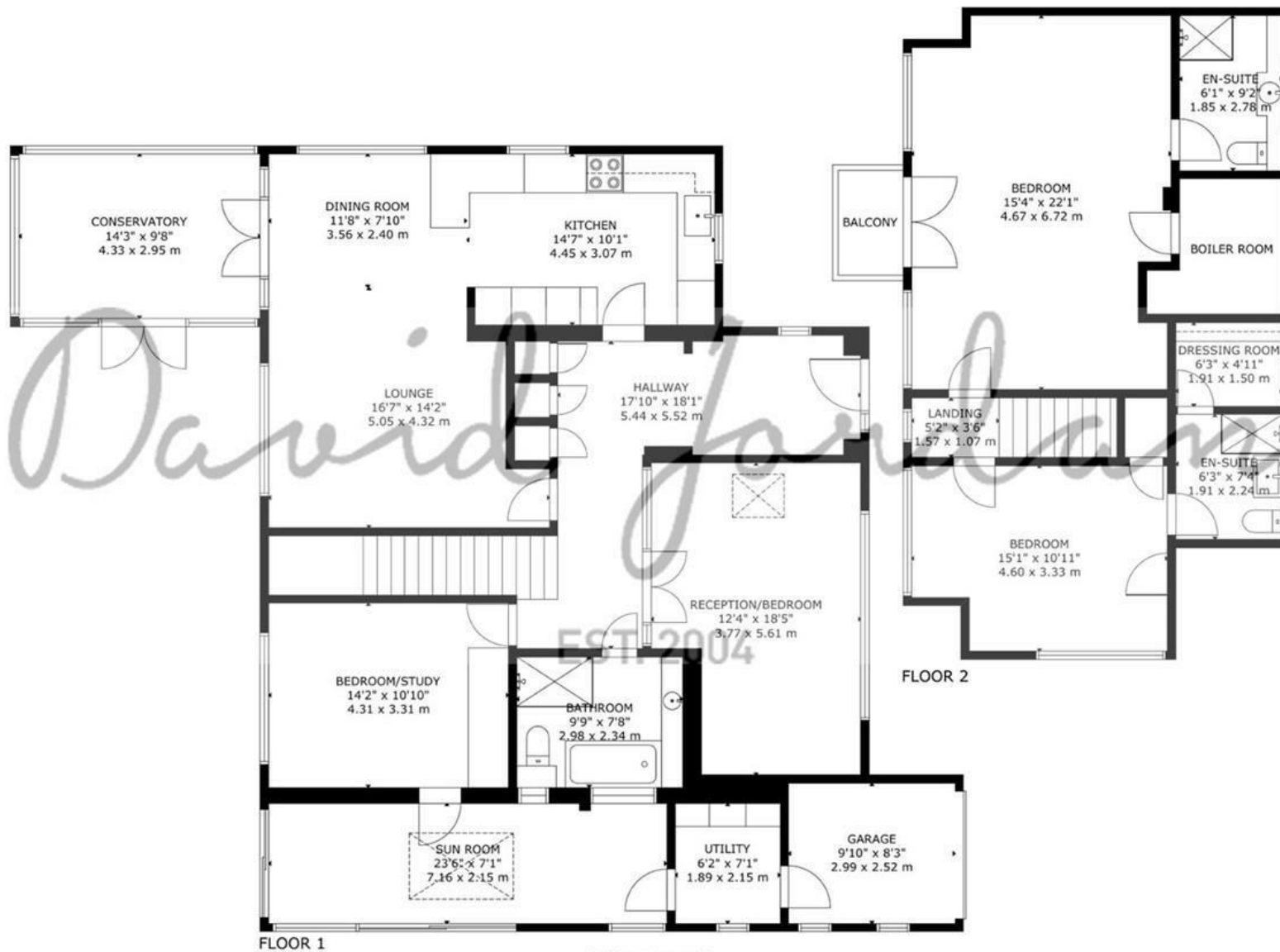
2 Lullington Close, is a property that must be seen to be fully appreciated.

- FOUR DOUBLE BEDROOMS
- DETACHED CHALET
- EXPANSIVE VIEWS ACROSS SEAFORD HEAD GOLF COURSE TOWARDS THE SEA.
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS OPEN-PLAN STYLE LIVING ACCOMMODATION
- EN-SUITE SHOWER ROOMS WITH TWO OF THE BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS SIZED REAR GARDEN WITH GATED ACCESS STRAIGHT ONTO GOLF COURSE
- SITUATED IN THE FAVOURED SOUTH EAST CORNER OF SEAFORD
- FOR SALE WITH NO ONWARD CHAIN









GROSS INTERNAL AREA  
 TOTAL: 218 m<sup>2</sup>/2,350 sq.ft  
 FLOOR 1: 148 m<sup>2</sup>/1,593 sq.ft, FLOOR 2: 70 m<sup>2</sup>/757 sq.ft  
 EXCLUDED AREAS: GARAGE: 8 m<sup>2</sup>/81 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





## Ground Floor

### ENTRANCE HALL

Large entrance with openings to most of the ground floor rooms. Four storage cupboards. Thermostat. Stairs to first floor.

### KITCHEN

Lago fitted kitchen imported from Italy. Dual aspect. Range of integrated Miele appliances including oven, cooker, fridge freezer and induction hob. Smeg butler style sink. Range of cream base and wall units. Breakfast bar. Opening into:

### LIVING ROOM

Large window overlooking the rear garden. Celsi electric fire.

### CONSERVATORY

Tiled floor. Electric heater. Windows to all sides, overlooking the garden. Two roof openings. Double doors out to side.

### STUDY/BEDROOM FOUR

Large window to front overlooking the green area with fitted shutters. Radiator.

### BATHROOM

Large walk-in shower. Paneled bath. W.C. Wash basin. Vanity unit. Storage cupboards. Heated towel rail. Fully tiled walls. Window to side.

### BEDROOM THREE

Large window to rear overlooking the garden. Radiator. Built-in cupboards. Storage unit.

### SUN ROOM

Sliding door to side and rear. Skylight. Electric heater. Door into:

### UTILITY AREA

Swisscave large drinks cooler with built in storage units to both sides. Door into: remainder of the garage. Up and over door.

## First Floor

### LANDING

Window to rear with expansive view of Seaford Head Golf course. Radiator.

### BEDROOM ONE

Range of built-in storage cupboards and wardrobes. Double doors to balcony. Two radiators. Door to area housing the Worcester boiler and water tank. Door into:

### EN-SUITE

Well-fitted white suite comprising enclosed shower, W.C, wash basin, ample storage cupboards, two vanity units, heated towel rail, and windows to front with fitted shutters.

### BEDROOM TWO

Dual aspect. Two large windows. Two eaves storage spaces. Door into:

### EN-SUITE

Modern suite comprising enclosed shower, W.C, wash basin, vanity unit and heated towel rail.

Window to front with fitted shutters. Door into:

### DRESSING AREA

Window to front with fitted shutters.

## Outside

### FRONT

Off road parking for several vehicles. Gated side access. Up and over door to access the remainder of the integral garage.

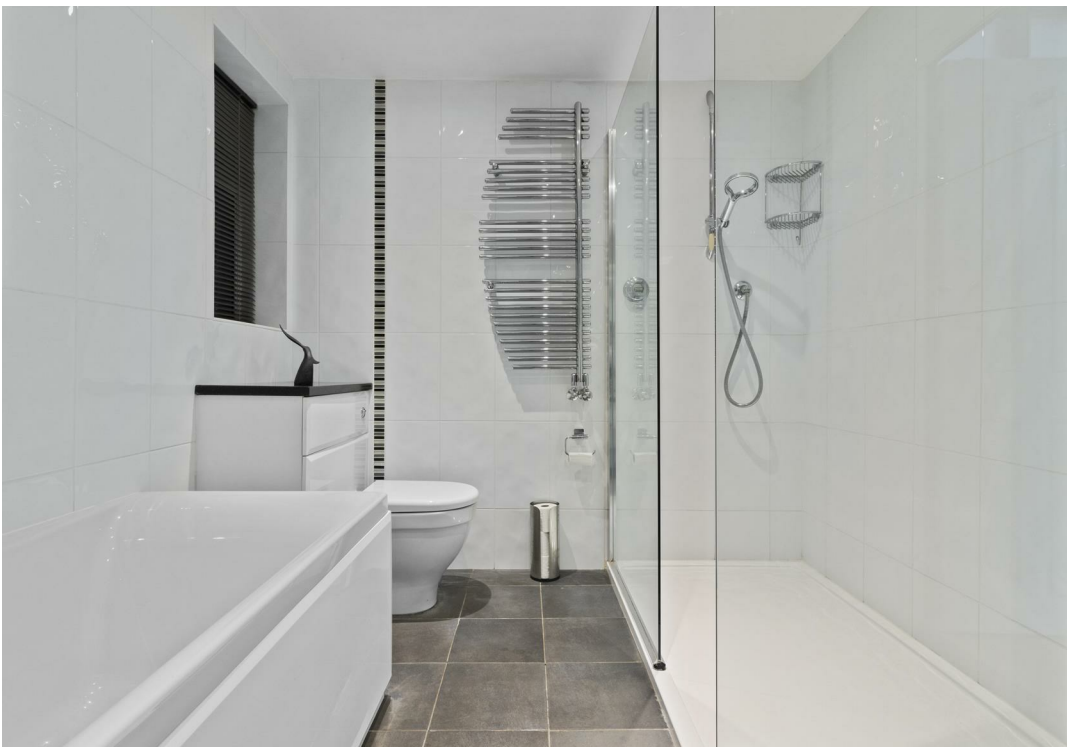
### REAR GARDEN

Mainly laid to lawn, fence enclosed, gated access directly onto the golf course. Range of mature trees, shrubs and bushes. Two storage sheds with power.

## Disclaimer

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.





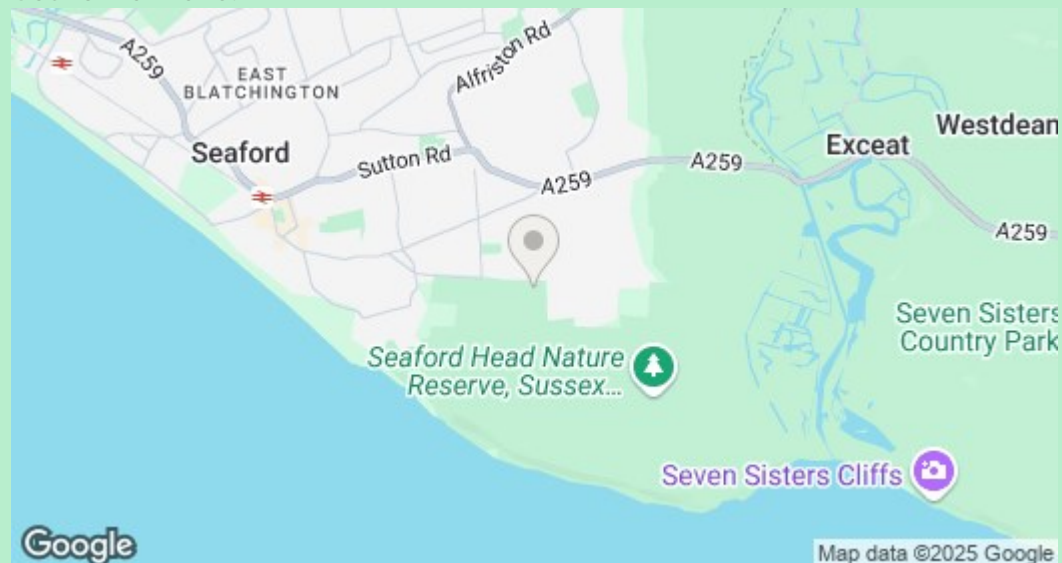
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



## DISCLAIMER

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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.

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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