



COBWEBS 24 ARUNDEL ROAD, SEAFORD, BN25 4LU

£875,000

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.

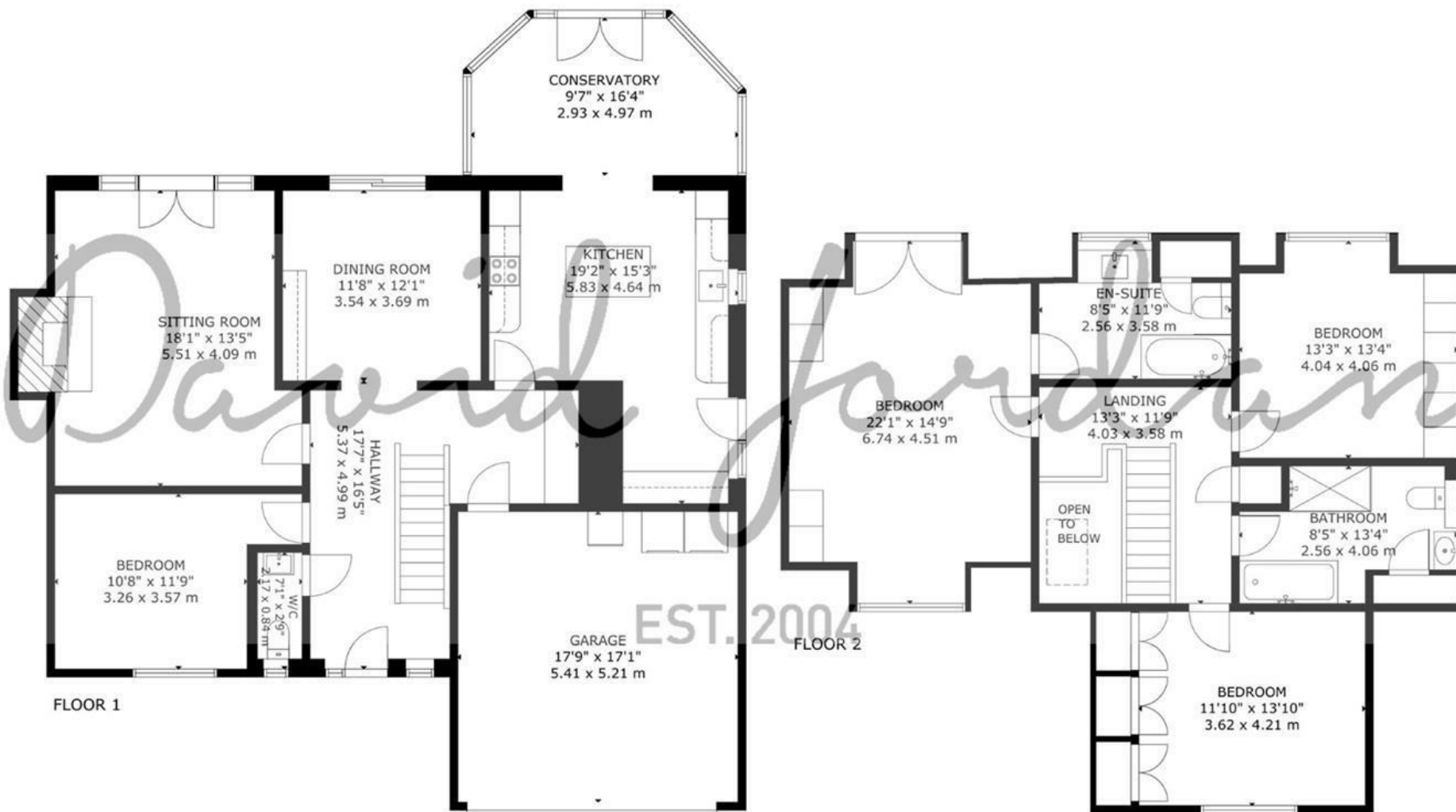
Vacant possession subject to grant of probate.

- 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 m<sup>2</sup>/2204 sq.ft  
 FLOOR 1: 112 m<sup>2</sup>/1210 sq.ft, FLOOR 2: 92 m<sup>2</sup>/994 sq.ft  
 EXCLUDED AREAS: GARAGE: 28 m<sup>2</sup>/303 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





#### Entrance Porch and Reception Hall

A covered entrance leads to the front door opening into an impressive and spacious reception hall. Featuring bespoke built-in display shelving and a fitted desk area, the hall creates an immediate sense of space. Attractive wooden flooring extends throughout the hall and continues into the reception area. A striking open tread staircase with glazed balustrade leads to the first floor galleried landing, creating a contemporary focal point.

#### Ground Floor Cloakroom

Fitted with a modern white suite comprising a low-level WC and wash basin set within a vanity unit. Complemented by tiled walls and flooring, heated towel rail and front window.

#### Ground Floor Bedroom Four

A versatile ground floor room with front aspect window and radiator, suitable for use as a bedroom, guest room or home office.

#### West Facing Sitting Room

Enjoying excellent natural light. Raised tiled hearth with solid fuel burner and timber mantel. Double doors open directly onto the rear garden, providing indoor and outdoor living spaces.

#### Dining Area

Open plan to the reception hall room offering ample space for a large dining table and chairs. Sliding patio doors provide direct view to the garden.

#### Kitchen/Breakfast Room

A spacious and comprehensively fitted kitchen featuring an excellent range of bespoke units with complementary work surfaces, incorporating twin sinks and a matching breakfast bar. Integrated appliances include a fridge/freezer and dishwasher, together with a high-level double oven, induction hob and extractor hood. The room successfully combines kitchen, breakfast and utility space within one practical and sociable area. Tiled flooring continues through to the adjoining sun room.

#### Sun Room

Enjoying delightful views over the mature rear garden through wood grain effect uPVC double glazed windows and doors, which open onto steps leading to the garden. A wonderful space to relax and enjoy the outlook throughout the seasons.

#### First Floor Galleried Landing

A spacious landing overlooking the reception hall below with access hatch and retractable ladder to the loft space. Doors lead to all first floor accommodation.

#### Bedroom One

A superb double aspect principal bedroom fitted with an extensive range of bedroom furniture incorporating wardrobes, over-bed storage and dressing table. Two contemporary upright radiators and double doors opening onto a private balcony enjoying delightful views across the rear garden towards the school playing fields and Seaford Head Golf Course.

#### En-Suite Bathroom

Fitted with a white suite comprising panelled bath with shower attachment and screen, low-level WC and wash basin with mixer tap set within vanity cupboards. Heated towel rail, tiled walls and flooring, useful eaves storage and rear aspect window.

#### Bedroom Two

A generous double bedroom with radiator, front aspect window and useful built-in storage cupboard.

#### Bedroom Three

Enjoying attractive views over the rear garden towards the golf course and school playing fields. Fitted with a range of wardrobes and bespoke book shelving, together with radiator and rear aspect window.

#### Family Bathroom

A spacious family bathroom fitted with Jacuzzi-style bath with shower attachment, large separate shower cubicle, low-level WC and vanity wash basin. Heated towel rail, tiled walls and flooring, useful storage and side aspect window.

#### Rear Garden

The established rear garden is principally laid to lawn with paved patio seating areas, mature shrubs, planting and trees providing a pleasant backdrop. A side pathway with secure gate offers access to the front of the property. The garden is enclosed by fencing and includes a useful timber garden shed.

#### Integral Double Garage

Accessed via an electric roller door and benefiting from personal access from the reception hall. The garage houses the wall-mounted Worcester gas-fired boiler and offers power, lighting, together with space and plumbing for appliances.

#### 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.

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