3 CORSICA CLOSE, SEAFORD, BN25 1BL

£775,000

A spacious detached family home situated in this popular position close to Seaford Head golf course and within short walking distance of the delightful seafront promenade and beach. The town centre, with its wide range of shopping amenities and railway station, is under a mile distant.

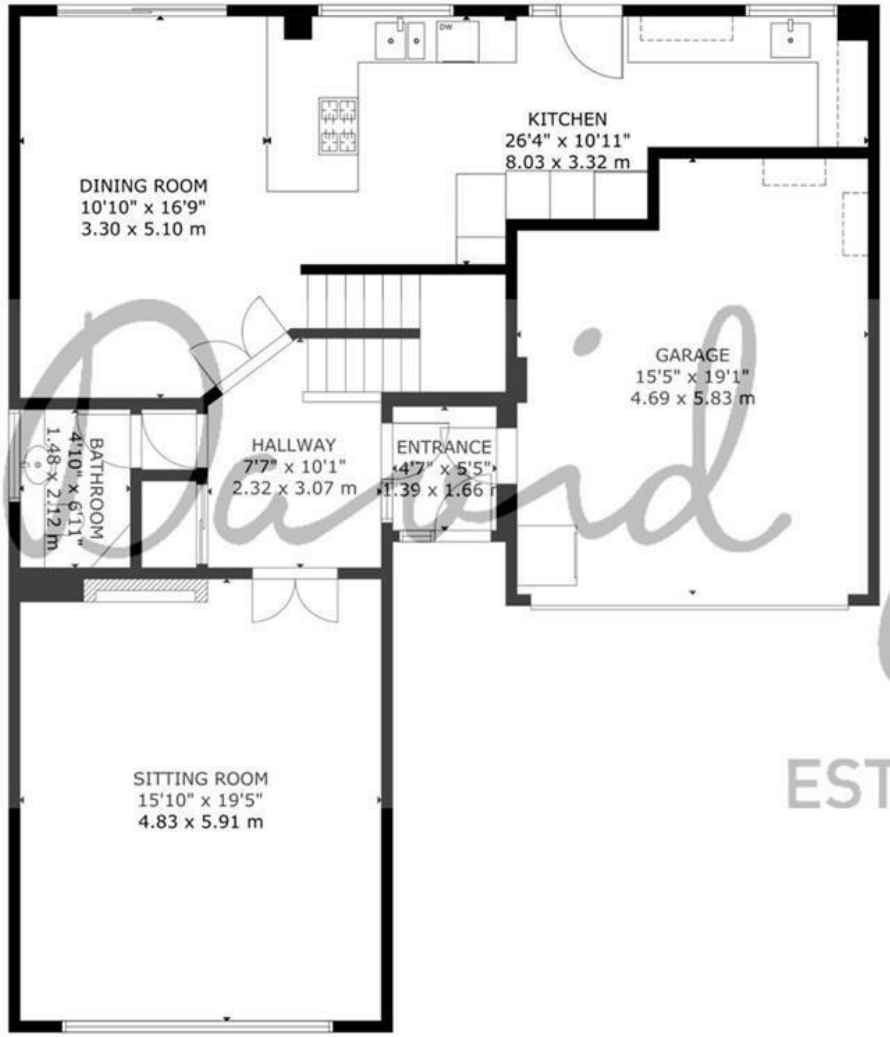
On the ground floor the property consists of a sitting room with modern log burning stove, open plan kitchen/dining room and cloakroom.

On the first floor are four bedrooms, family bathroom, en-suite shower room and balcony.

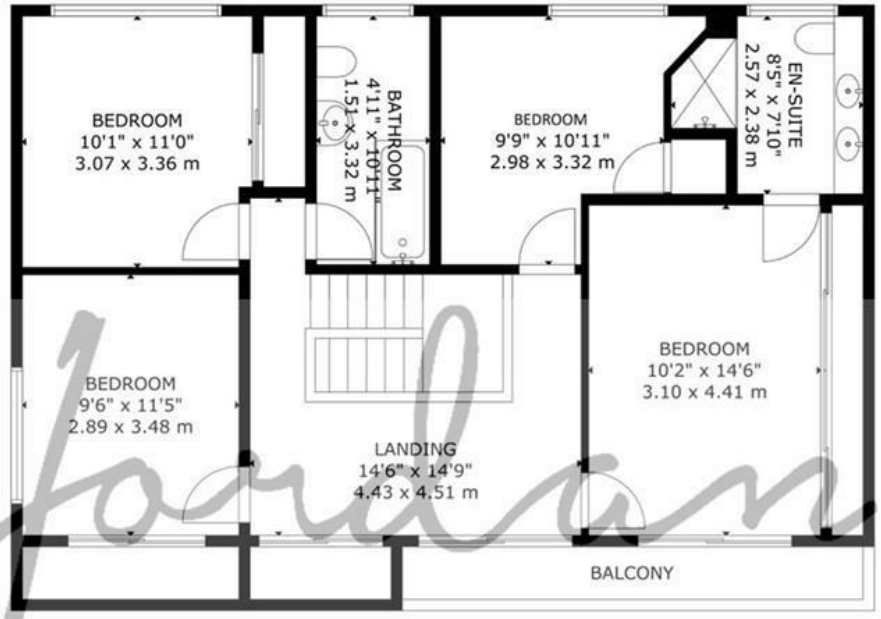
The property has the benefit of an attractive landscaped rear garden with timber summer house, brick paved off road parking for several vehicles and integral double garage.

Further benefits include gas central heating and double glazing.

- FOUR BEDROOM DETACHED HOUSE
- OFF ROAD PARKING AND GARAGE
- OPEN PLAN KITCHEN AND DINING ROOM
- SITTING ROOM WITH MODERN LOG BURNING STOVE
- CLOAKROOM, EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- LOCATED WITHIN A MILE OF SEAFORD TOWN CENTRE AND RAILWAY STATION
- SEAFORD HEAD SCHOOL, ESPLANADE AND SEAFORD HEAD GOLF COURSE ARE ALL WITHIN HALF A MILE
- BALCONY TO THE FRONT



FLOOR 1



FLOOR 2

David Jordan
EST. 2004

GROSS INTERNAL AREA
TOTAL: 1814 sq.ft
FLOOR 1: 930 sq.ft, FLOOR 2: 884 sq.ft
EXCLUDED AREAS: GARAGE: 275 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Ground floor

Double glazed entrance door to:
VESTIBULE
Double glazed window to front. Door to garage and door to:
HALLWAY
Wood block flooring. Stairs to first floor. Storage cupboard.
CLOAKROOM
Close coupled WC with concealed cistern. Basin set into vanity unit with tiled splash back. Double glazed window. Heated towel rail and tiled floor.
SITTING ROOM
Wood block flooring. Radiator. Double glazed window to front. Wall mounted modern log burning stove.
KITCHEN / DINING ROOM
Dining area: Radiator. Double glazed patio door to rear garden. Under stairs storage.
Kitchen area:
Wall and base units. Solid oak work surface extending to a breakfast bar with storage below. Five ring gas hob with modern cooker hood above. One and a half bowl sink and drainer with boiling water tap. Eye level oven and separate combination oven and microwave with warming drawer below. Integrated dishwasher, fridge freezer and washing machine. Additional sink. Wall mounted Glow-worm boiler. Radiator. Two double glazed windows and door to rear. Pelmet and plinth lighting.

First floor

LANDING
Radiator. Hatch to boarded loft. Storage cupboard. Double glazed door to balcony.
BEDROOM ONE
Double glazed patio door to balcony. Radiator. Mirror fronted wardrobes. Door to:
EN-SUITE
Shower enclosure. Close coupled WC with concealed cistern set into vanity unit with double sinks and mirror with shaver point above. Tiled walls. Double glazed window and extractor fan. Heated towel rail.
BEDROOM TWO
Double glazed window to rear. Radiator. Built in wardrobe.
BEDROOM THREE
Double glazed window to side. Radiator. Mirror fronted wardrobe with access to eaves.
BEDROOM FOUR
Double glazed window to rear. Radiator. Linen cupboard with hot water cylinder.
FAMILY BATHROOM
Jacuzzi bath with shower above. Close coupled WC with concealed cistern set into vanity unit with wash basin. Mirror and shaver point above. Double glazed window. Heated towel rail.

Outside

REAR GARDEN
Patio with gated side access to front. Exterior electric socket and water tap. Lawn with flower planting. Timber shed next to vegetable beds. Steps up to patio timber summer house and views over the garden towards Seaford town.
GARAGE
Accessed via electric door. Electric meter and consumer unit.
FRONT GARDEN
Brick paved driveway for several vehicles. Part laid to lawn and bin store.

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:

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 representationsof fact or form part of any offer or contract.

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