



1 KINGSTON GREEN, SEAFORD, EAST SUSSEX, BN25 4NB

£630,000



A spacious and very well presented four bedroom detached house with South facing garden, Seaford Head views and generous-sized rear garden.

The ground floor accommodation comprises of an entrance porch, inner hall and cloakroom. The dual aspect living/dining room enjoys views over both the front and rear gardens and the kitchen breakfast room has a range of integrated appliances and also enjoys garden views, there is also a useful utility room.

To the first floor there are four double bedrooms a family bathroom and a further shower room. The southerly aspect bedrooms both offer picturesque views to Seaford Head.

The front garden is laid to lawn with a double driveway, providing off road parking for 2 cars and path leading to the front door. The secluded rear garden enjoys a southerly aspect and is mainly laid to lawn with a patio seating area, side access, rear access to the utility room, and fence borders.

Kingston Green is located within the sought after South East quarter of Seaford, close to Seaford Head golf course, within easy reach of both primary and secondary schools, leisure centre and recreation grounds. Local shops and bus services are also situated close-by. Seaford town centre with all its amenities, railway station, delightful downland walks, seafront promenade and beach are all within approximately one mile's reach.

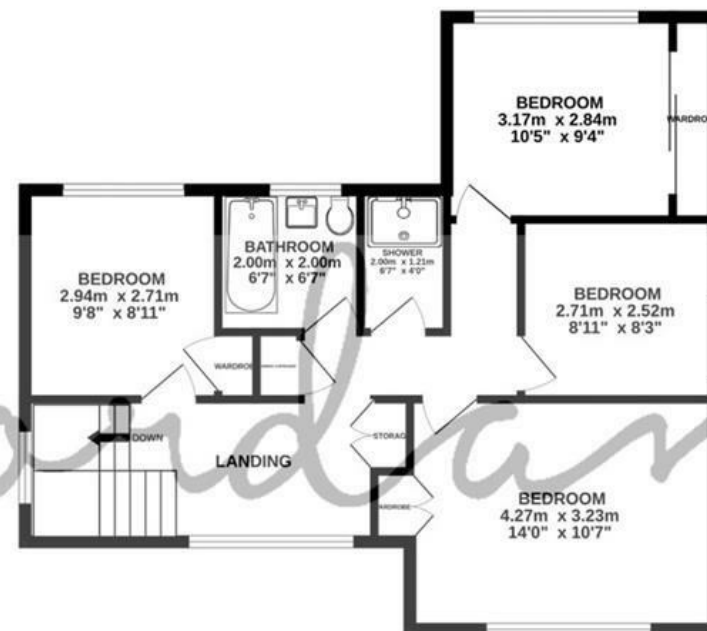
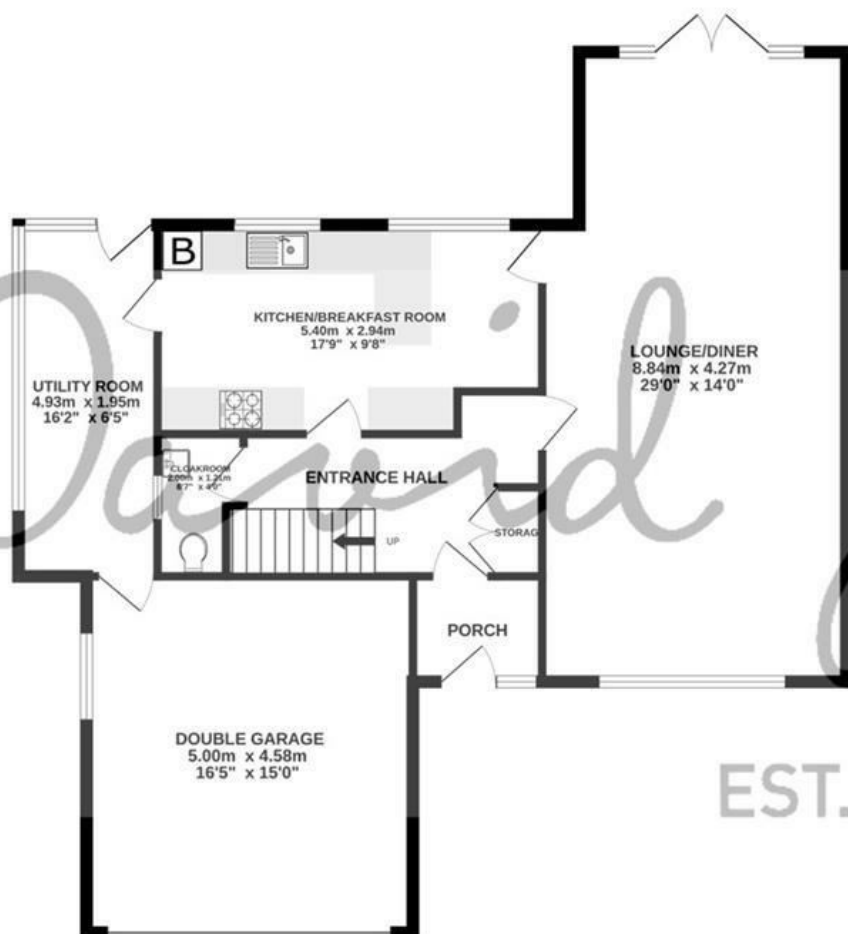
Surrounded by the South Downs National Park and enjoying more than a mile of esplanade and beach, Seaford has a wide range of shopping facilities, restaurants, coffee houses and tea rooms. It also benefits from a station with rail link to London Victoria, regular bus services to Brighton and Eastbourne and many other recreational facilities.

- WELL-PRESENTED DETACHED HOUSE
- SITUATED IN A QUIET CUL-DE-SAC
- LOCATED IN THE SOUTH EAST CORNER OF SEAFORD
- VIEWS TO SEAFORD HEAD
- FOUR BEDROOMS
- DUAL ASPECT LIVING DINING ROOM
- KITCHEN BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- UTILITY ROOM
- BATHROOM AND SEPARATE SHOWER TO FIRST FLOOR
- DOUBLE GARAGE



GROUND FLOOR  
98.3 sq.m. (1058 sq.ft.) approx.

1ST FLOOR  
62.0 sq.m. (668 sq.ft.) approx.



EST. 2004

1 KINGSTON GREEN SEAFORD

TOTAL FLOOR AREA : 160.4 sq.m. (1726 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: F

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



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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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