



73 TUDOR CLOSE, SEAFORD, EAST SUSSEX, BN25 2LY

£575,000

A well presented, spacious and versatile three/four bedroom home offering a well balanced accommodation and filled with natural light throughout.

The property features an impressive triple aspect lounge with a log burner and direct access to the rear garden, creating an ideal space for both relaxing and entertaining. The kitchen/breakfast room is well appointed with a range of fitted units and integrated appliances, also benefiting from garden access. A further reception room offers versatility as either a dining room or fourth bedroom. There is also a separate study and ground floor WC.

On the first floor, there are three well proportioned bedrooms, including a generous main bedroom with an en-suite. It further benefits from a family bathroom.

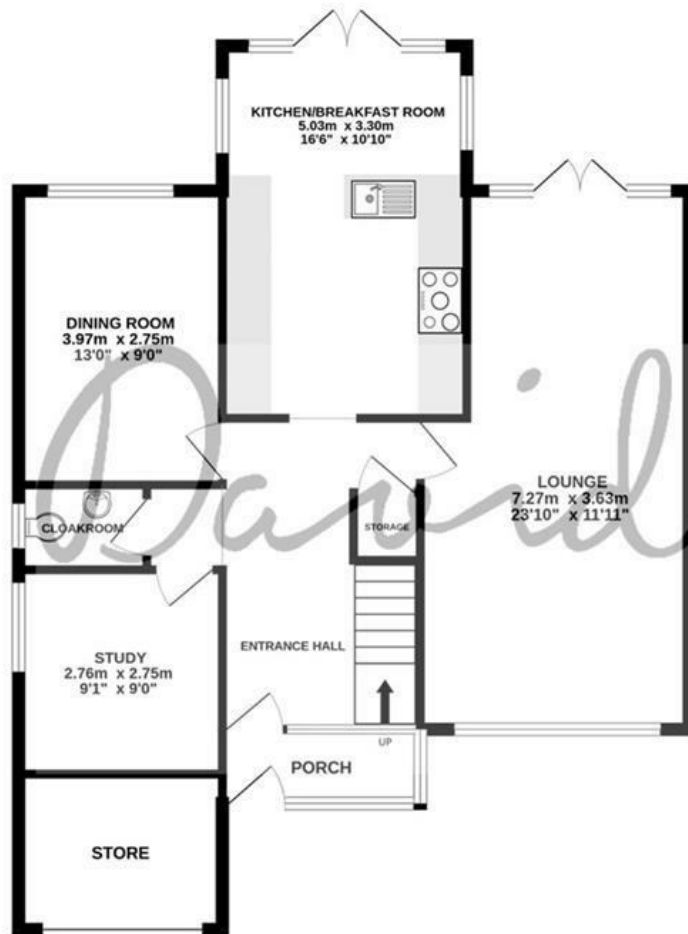
The property enjoys a rear garden mainly laid to lawn, with a large patio area. To the front, there is off road parking for two vehicles, a covered area, and a useful storage room with power, lighting and an electric roller garage door.

Situated in a quiet cul-de-sac, this property is conveniently located close to multiple local shops less than half a mile away. Also within close proximity is bus stops for local services running to Brighton, Eastbourne and a local Seaford route.

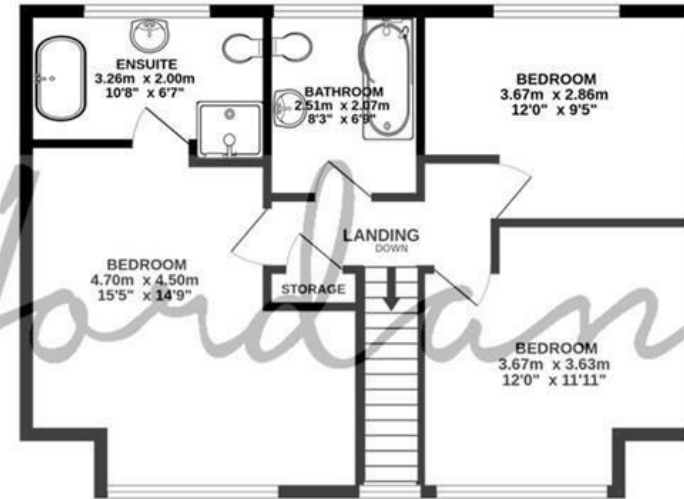
- THREE/FOUR BEDROOM DETACHED HOUSE
- SITUATED IN A QUIET CUT-DE-SAC
- VERY WELL PRESENTED
- IDEAL FOR FAMILY LIVING AND ENTERTAINING
- ATTRACTIVE LOG BURNER IN THE LOUNGE
- SPACIOUS KITCHEN/BREAKFAST ROOM FITTED WITH A RANGE OF INTEGRATED APPLIANCES
- PARKING FOR TWO VEHICLES
- SITUATED APPROXIMATELY THREE QUARTERS OF A MILE AWAY FROM SEAFORD TOWN CENTRE
- LESS THAN HALF A MILE TO LOCAL CONVINCE STORES
- LOCAL BUS STOPS FOR VARIOUS SERVICES TO THE LIKES OF BRIGHTON AND EASTBOURNE.



GROUND FLOOR
82.3 sq.m. (886 sq.ft.) approx.



1ST FLOOR
56.8 sq.m. (612 sq.ft.) approx.



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TOTAL FLOOR AREA : 139.2 sq.m. (1498 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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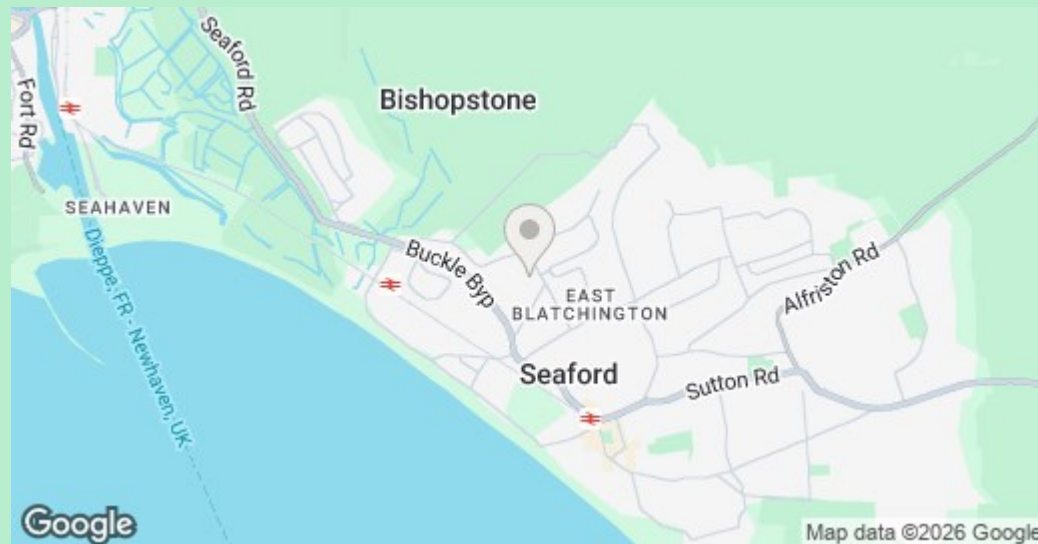
COUNCIL TAX BAND

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