

7 MICKLEFIELD WAY, SEAFORD, EAST SUSSEX, BN25 4EU

£550,000

This four-bedroom detached family home is set within a small development just south of the A259. The first floor offers four bedrooms, a family bathroom and two en-suite shower rooms. On the ground floor, there is a bright sitting room opening into the dining area, a separate kitchen / breakfast room, office and a cloakroom.

Micklefield Way also enjoys a good sized community park located at the end of the cul-de-sac and easy access to Micklefield Nursey . Annecy Primary School, Seaford head secondary school and sixth form are approximately three quarters of a mile distance. Bus services along the A259, providing access to Brighton and Eastbourne, are around 350 yards away. Seaford town centre and railway station, with services to Brighton and London, are approximately a mile distant.

The property benefits from brick paved off - road parking and an integral garage. Further features include gas fired central heating, aluminium gutters installed in 2022, double glazing and aluminium entrance door installed in 2025.

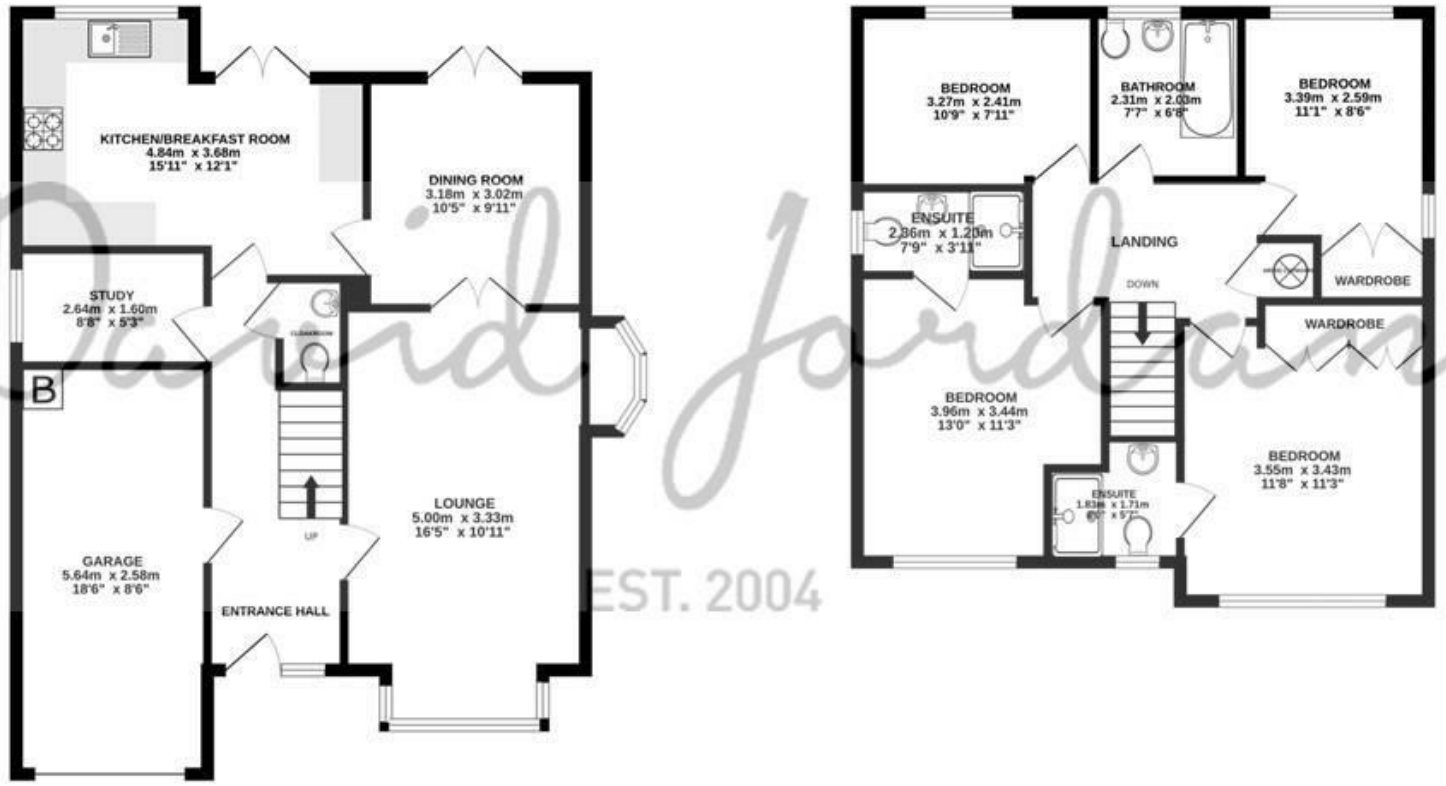
- FOUR BEDROOM DETACHED FAMILY HOME
- FAMILY BATHROOM, TWO EN-SUITE SHOWER ROOMS AND GROUND FLOOR CLOAKROOM
- SITUATED IN A SMALL RESIDENTIAL CUL-DE-SAC
- SITTING ROOM OPENING INTO DINING AREA WITH ENGINEERED OAK FLOORING
- KITCHEN / BREAKFAST ROOM
- SOUTHERLY ASPECT REAR GARDEN
- BRICK-PAVED OFF-ROAD PARKING AND INTEGRAL GARAGE
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING
- NURSERY, PRIMARY SCHOOL, SECONDARY SCHOOL AND SIXTH FORM ARE WITHIN APPROXIMATELY THREE QUARTERS OF A MILE
- SEAFORD TOWN CENTRE AND RAILWAY STATION ARE APPROXIMATELY A MILE DISTANT





GROUND FLOOR
72.9 sq.m. (785 sq.ft.) approx.

1ST FLOOR
61.7 sq.m. (664 sq.ft.) approx.



David Jordan
EST. 2004

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TOTAL FLOOR AREA : 134.6 sq.m. (1449 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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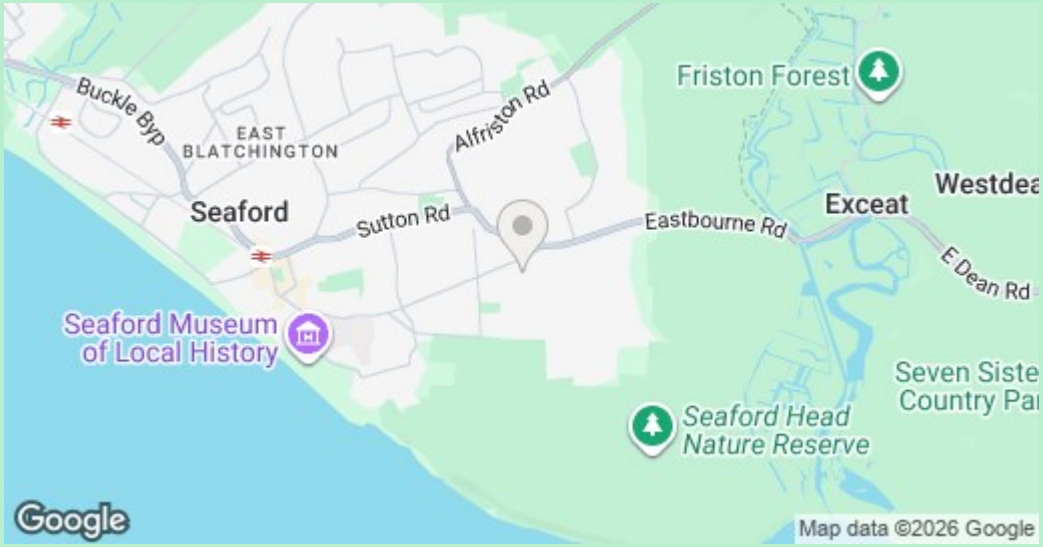
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



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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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