



26 MONTGOMERY WAY, SEAFORD, BN25 4EW

£525,000



Constructed in 2021, this attractive and well presented four bedroom detached house is situated in this extremely convenient and popular location just north of the A259 main road. Close to Downs Leisure Centre, a parade of shops and bus routes. Seaford town centre is approximately one mile distant, whilst local primary and secondary schools are within approximately half a mile.

The accommodation comprises; entrance hall, kitchen/dining room with integrated AEG appliances and sitting room with views over the park opposite. The ground floor also has the benefit of a cloakroom and utility/laundry room.

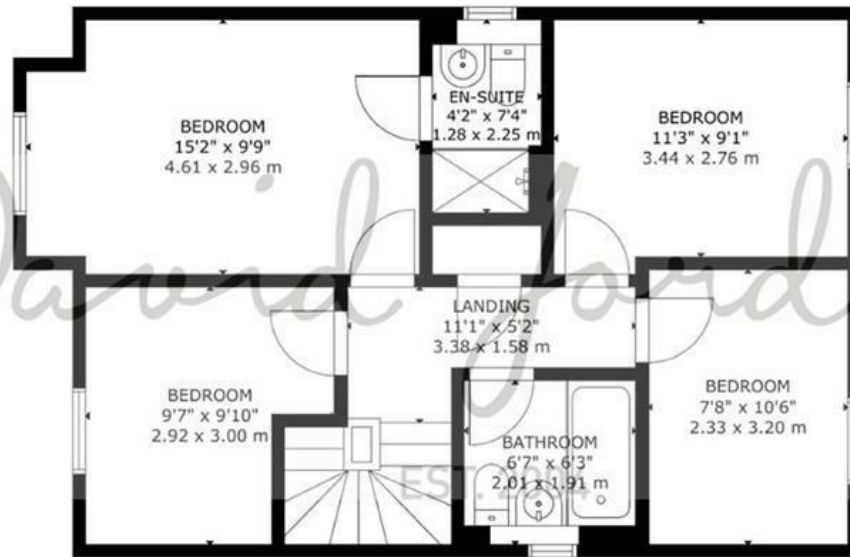
On the first floor are four bedrooms, family bathroom and EN-suite shower room to master bedroom.

The driveway affords off-road parking for several vehicles and leads to the garage. There is a gate to the side of the house leading to the low maintenance and level rear garden.

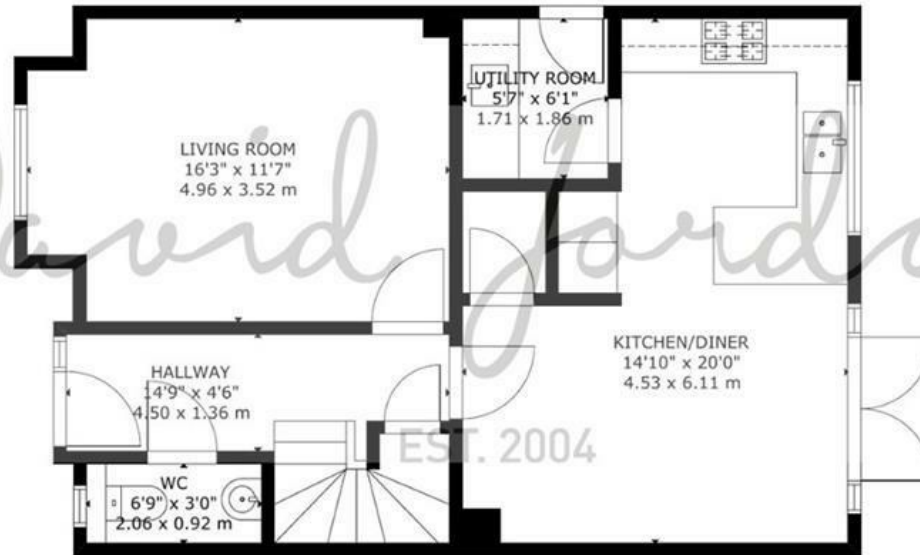
The property benefits from ADT alarm system installed and has the remainder of the National House Building council (NHBC) warranty.

- FOUR BEDROOMS
- DETACHED HOUSE
- VERY WELL-PRESENTED
- OPEN-PLAN KITCHEN DINING SPACE
- UTILITY ROOM
- SITUATED AT THE REAR OF THE DEVELOPMENT
- EN-SUITE TO MAIN BEDROOM
- GENEROUS-SIZED REAR GARDEN
- REMAINDER OF NHBC WARRANTY
- SINGLE GARAGE WITH AN ELECTRIC CAR CHARGING POINT





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 112 m<sup>2</sup>/1211 sq.ft  
FLOOR 1: 56 m<sup>2</sup>/607 sq.ft, FLOOR 2: 56 m<sup>2</sup>/604 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B



## 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