



7 STONEWOOD CLOSE, SEAFORD, BN25 3UX

£475,000

A charming detached house set at the head of a quiet cul-de-sac, ideally positioned near Cuckmere Haven, the South Downs National Trust land, and miles of scenic downland walks.

This well-presented home offers excellent versatility and a spacious layout making the property ideal for flexible family living or home working. On the ground floor, the property features a large triple aspect lounge/diner, a well-proportioned kitchen/breakfast room and a fourth bedroom which opens beautifully into the conservatory and onto the private rear garden, a shower room completes the ground floor accommodation.

On the first floor, there are three generous bedrooms, along with a modern shower room.

Located within easy reach of the A259, with regular bus services to Brighton and Eastbourne. Seaford town centre is approximately two miles away, offering a range of cafés, restaurants and seafront attractions, along with a railway station providing links to Brighton and London.

Other features and benefits include a garage which has been partitioned to provide a useful utility space. The driveway provide ample space for vehicles and parking. The property also enjoys a private Westerly aspect rear garden.

For sale with no onward chain and vacant possession.

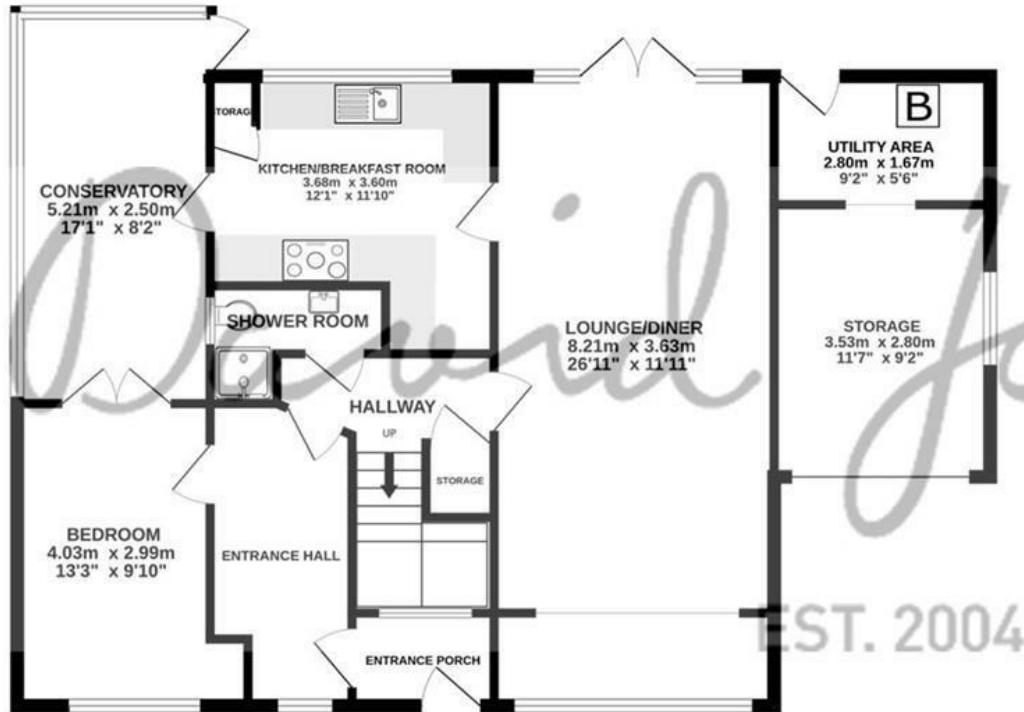
- DETACHED HOUSE BACKING WEST IN QUIET CUL-DE-SAC
- 3/4 BEDROOMS
- GROUND FLOOR FOURTH BEDROOM/STUDY
- TRIPLE ASPECT LOUNGE DINER, KITCHEN/BREAKFAST ROOM AND CONSERVATORY
- SHOWER ROOMS TO BOTH GROUND AND FIRST FLOOR LEVELS
- GAS CENTRAL HEATING
- WESTERLY ASPECT PRIVATE REAR GARDEN
- GARAGE PARTLY DIVIDED TO PROVIDE UTILITY SPACE
- PLENTY OF PARKING
- NO ONWARD CHAIN



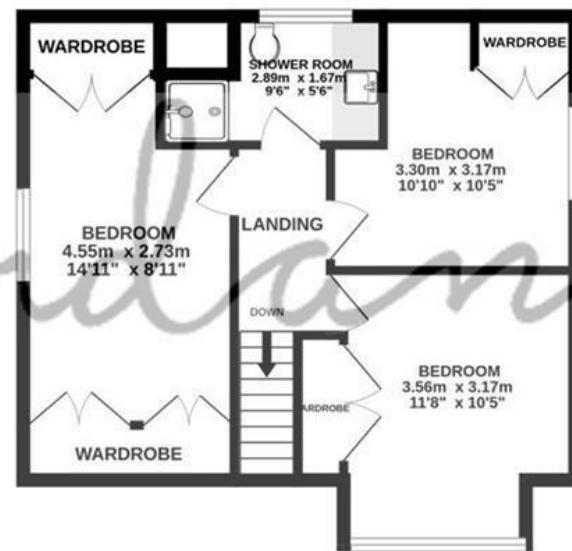




GROUND FLOOR
96.7 sq.m. (1041 sq.ft.) approx.

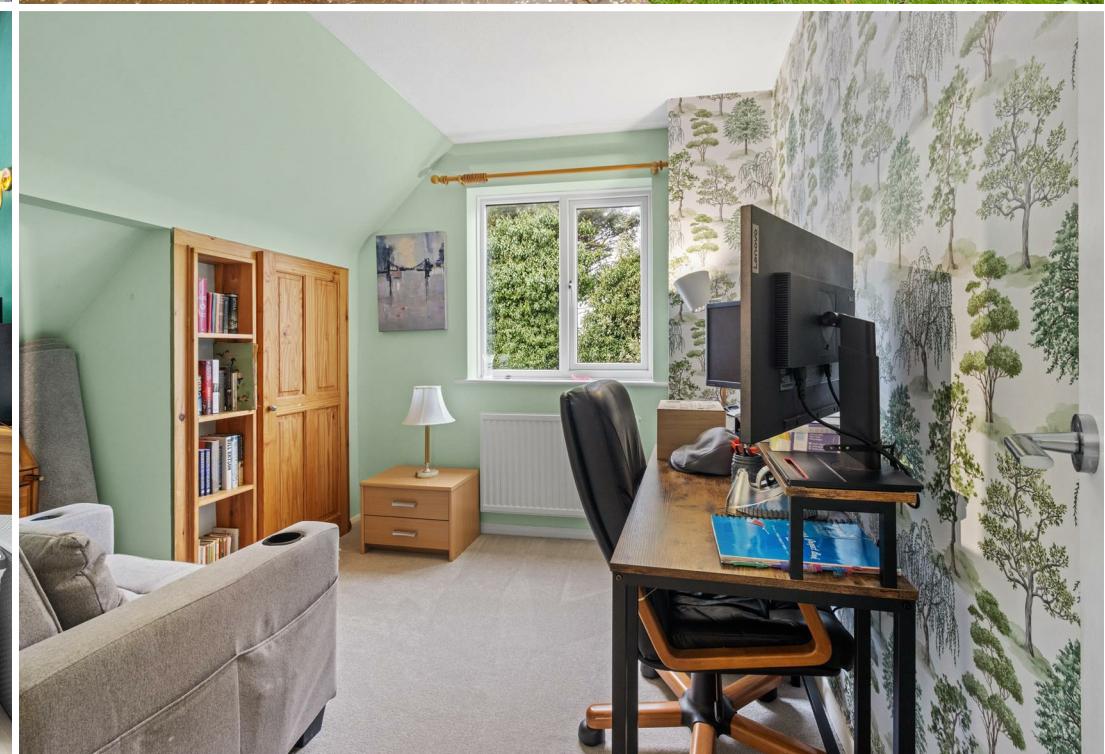


1ST FLOOR
44.2 sq.m. (476 sq.ft.) approx.



TOTAL FLOOR AREA : 140.9 sq.m. (1517 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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UPVC double glazed entrance door opens into a glazed entrance lobby, which in turn leads through to the entrance hallway. Doors from the hallway provide access to the main reception rooms.

Lounge/Diner

A bright and spacious triple aspect sitting room featuring a front-facing window with a view over Stonewood Close and a rear window overlooking the private garden.

Kitchen/breakfast room

Fitted with a range of base and wall-mounted units, with work surfaces extending to incorporate a drainer sink unit. There is space and plumbing for both a washing machine and dishwasher, as well as an electric oven and hob. Additional space for an upright fridge/freezer. A rear window enjoys a view over the garden and a door leads through to the conservatory.

Conservatory

Brick-built with UPVC framing and a glass roof, the conservatory offers a lovely additional living space with direct access to the rear garden.

Ground Floor Bedroom

A versatile ground floor bedroom with a window overlooking the front garden and a door leading into the conservatory.

Ground floor Shower Room

This serves the ground floor and the ground floor fourth bedroom extremely well for convenience.

Stairs & Landing

Staircase rising to a half landing and main first floor landing, with hatch access to a fully boarded loft featuring lighting and a pull-down ladder.

Bedroom One

A generous double bedroom with fitted wardrobes to two walls. Rear facing window offers attractive views over the garden, surrounding properties, and towards Seaford Head.

Bedroom Two

Also a well proportioned double room with fitted wardrobes and a front facing window overlooking neighbouring homes across Stonewood Close.

Bedroom Three

A comfortable double bedroom with a fitted pine fronted wardrobe and additional storage recess. Side window provides views over the rear garden and adjoining properties.

Shower Room

Fitted with a contemporary suite comprising a generously sized fully tiled shower cubicle with sliding glass doors, large wash basin with vanity storage below, low-level WC, matching corner medicine cabinet, tiled flooring and walls and a side window.

Rear Garden

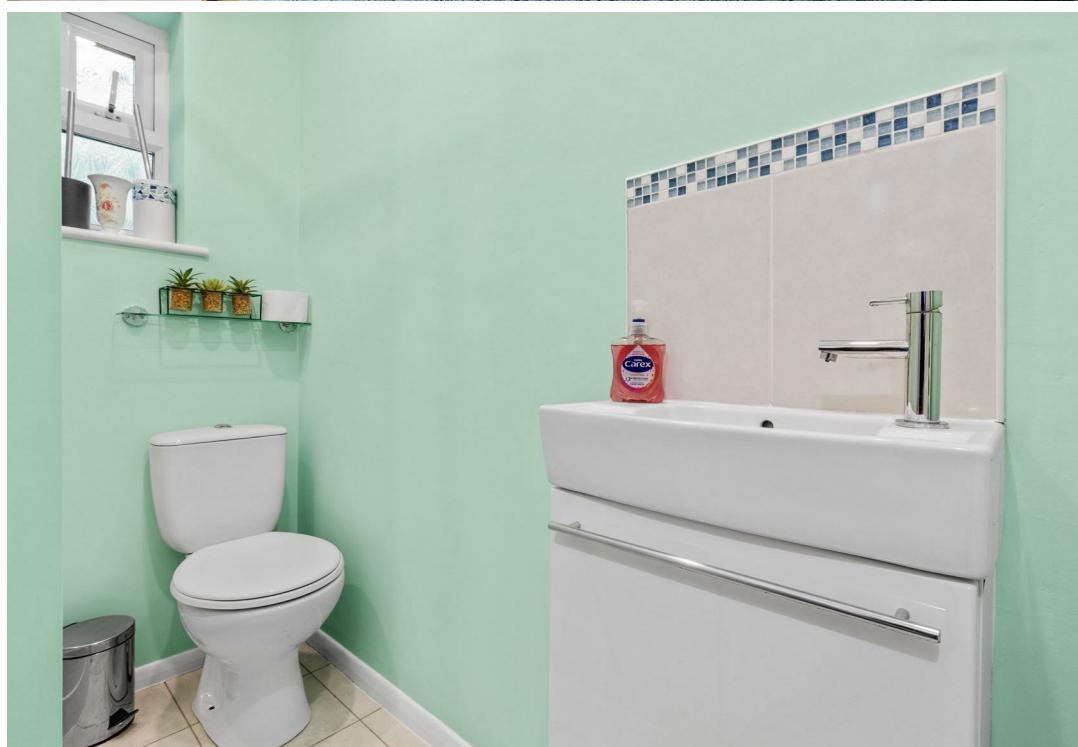
Enjoying a sunny aspect and a high degree of privacy, the rear garden features an array of mature shrubs, bushes, and trees. Enclosed by fencing, it includes a level lawn area and a raised paved and brick patio, ideal for outdoor entertaining. Timber shed and side gate offering access to the front garden.

Garage / Utility Room

The garage has been partitioned to provide both a storage area and a separate utility space, which houses the wall mounted Worcester gas fired boiler. A rear door gives access to the garden.

Driveway

Extensive brick paved driveway providing ample off-road parking for several vehicles.





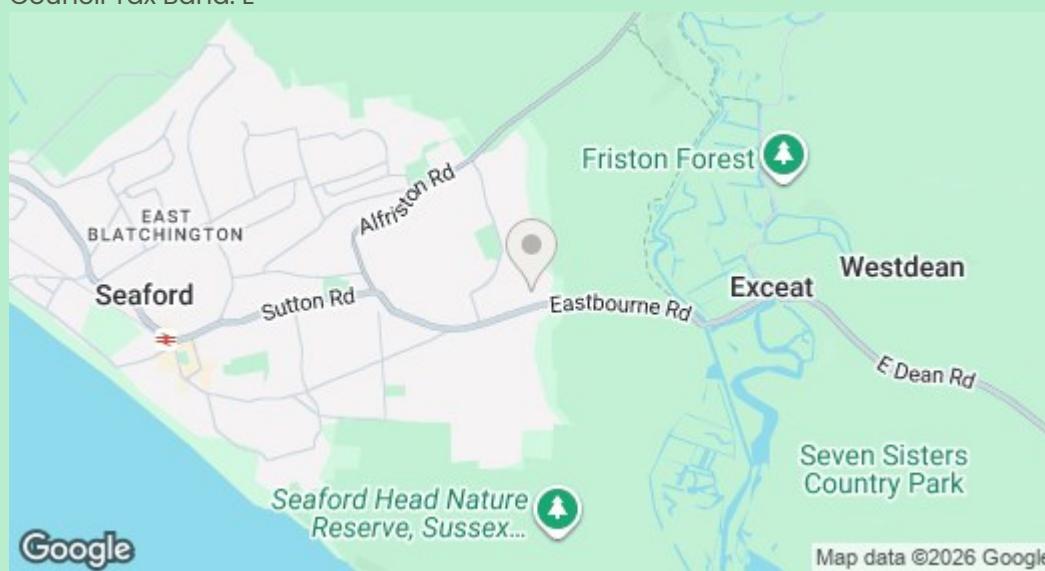
COUNCIL TAX BAND

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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