



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

£600,000

An opportunity to acquire this four bedroom detached residence in a sought after location, within 1.2 miles of Seaford town centre and railway station with routes to London via Lewes and Brighton. The town offers a wide range of shopping facilities together with cafés, bars and restaurants. Seaford Beach is also conveniently nearby.

The property has a generous level of accommodation; the ground floor has a good size living room, study, open-plan kitchen/dining area with separate utility room, and a cloakroom.

The first floor has a galleried landing with access to four bedrooms, and a well-fitted shower room.

To the front of the property there is off road parking for several vehicles. There is a nice-sized wraparound style garden which is laid to lawn, and benefits from having a patio, decked area and has well-stocked borders with mature shrubs and bushes.

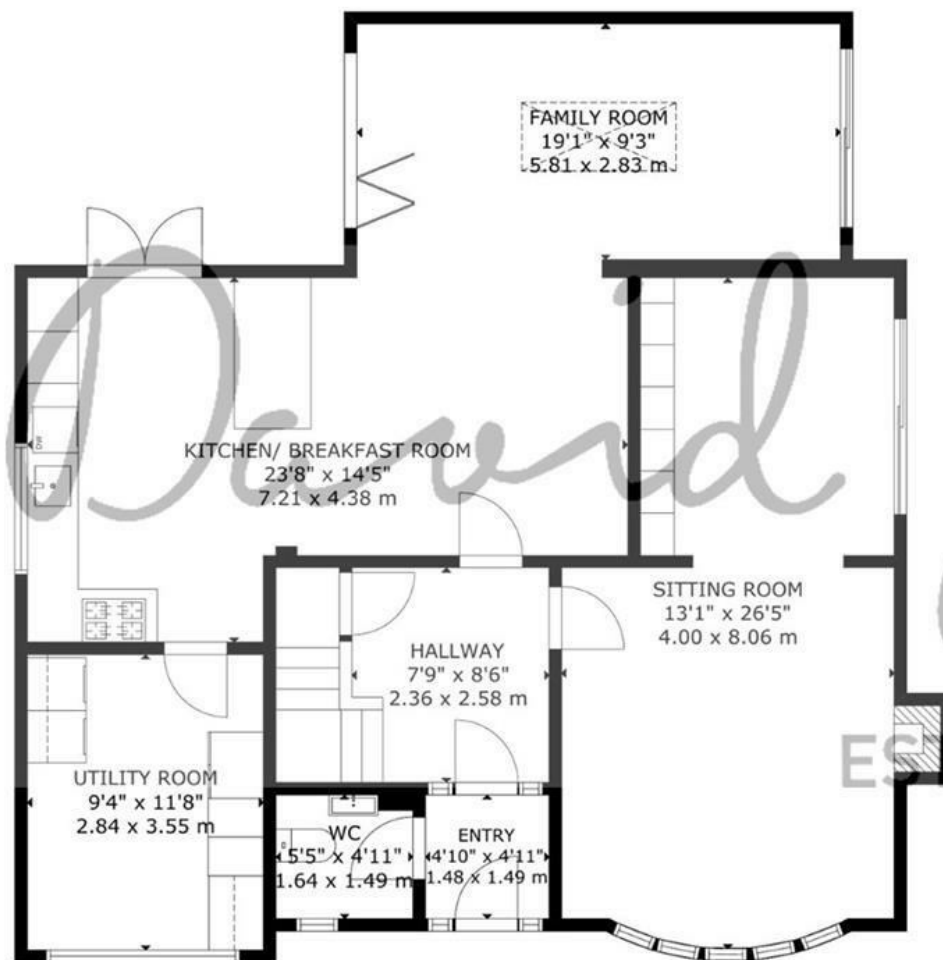
An internal inspection is advised to appreciate the level of accommodation on offer.

- FOUR BEDROOMS
- DETACHED HOUSE
- SITUATED ON A QUIET ROAD
CLOSE TO BUS ROUTE,
LOCAL SHOPS AND SEAFORD
SEAFRONT
- OPEN-PLAN
KITCHEN/DINING AREA WITH
SEPARATE UTILITY ROOM
- LIVING ROOM
- DOWNSTAIRS STUDY
- WELL-FITTED FAMILY
SHOWER ROOM
- WRAPAROUND-STYLE
GARDEN
- OFF ROAD PARKING FOR
SEVERAL VEHICLES

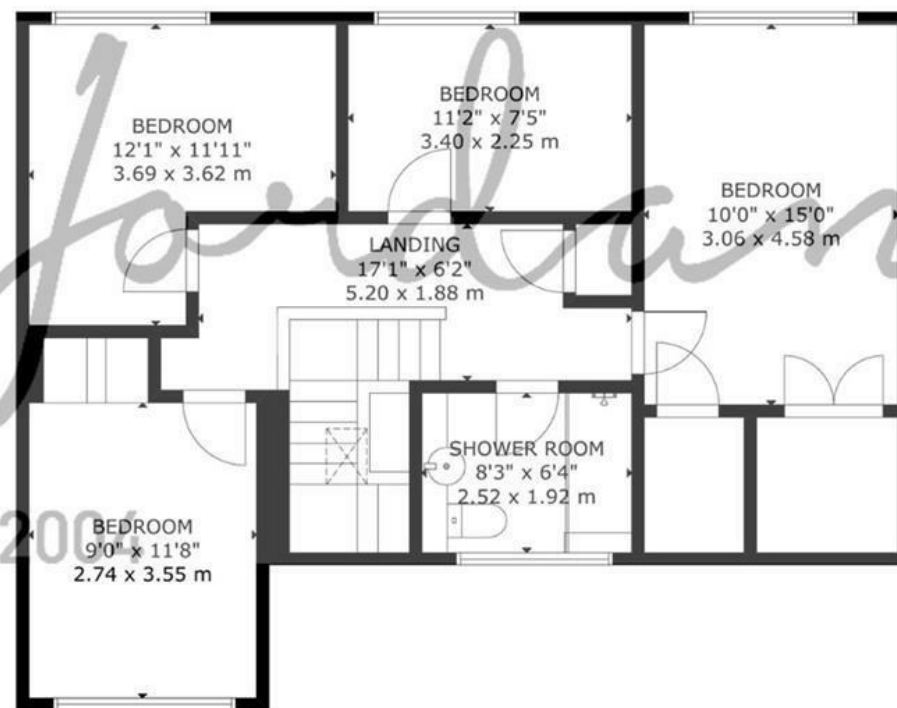








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 171 m²/1,840 sq ft
 FLOOR 1: 100 m²/1,074 sq ft, FLOOR 2: 71 m²/766 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





Ground Floor

PORCH

Door into cloakroom and entrance hall.

CLOAKROOM

WC. Wash basin with storage beneath. Heated towel rail. Obscure window to front. Extractor fan.

ENTRANCE HALL

Stairs providing access to first floor. Under-stair storage cupboard. Radiator.

LIVING ROOM

Large bay window to front. Stovax woodburning stove. Two radiators.

STUDY

Range of built-in wardrobes. Sliding doors out to rear garden. Radiator.

KITCHEN/DINING AREA

Range of fitted base and wall units. Central island. Neff five ring gas hob with extractor hood above. Integrated Miele dishwasher. Neff eye-level oven and grill. Wall-mounted Worcester gas boiler. The dining area features bi-folding doors on one side and sliding doors on the other, offering access to the outdoor space from both directions. Skylight. Underfloor heating.

UTILITY ROOM

Large window to front. Radiator. Storage cupboards and shelving. Space for washing machine, tumble dryer and fridge freezer.

First Floor

LANDING

Velux window to front. Airing cupboard housing gravity-fed water tank. Access to loft via hatch.

BEDROOM ONE

Built-in storage cupboards leading to the eaves. Window to rear. Radiator.

BEDROOM TWO

Built-in wardrobes. Window to front. Radiator.

BEDROOM THREE

Window to rear. Radiator.

BEDROOM FOUR

Window to rear. Radiator.

FAMILY SHOWER ROOM

Modern suite comprising walk-in shower, WC, wash basin, storage unit, two heated towel rails and vanity unit. Obscured window to front. Extractor fan.

Outside

FRONT

Brick paved driveway affording off road parking for several vehicles. Access to garden via side.

REAR GARDEN

Wraparound style. Fully fence enclosed. Gated access to front. Shed. Decked area. Two sets of outdoor power sockets. Paved patio. Lawn area. Well-stocked borders with mature shrubs.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



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.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004