

9 FIRLE GRANGE, SEAFORD, EAST SUSSEX, BN25 2HD

£825,000

This delightful detached home is nestled in a prime area, forming part of a prestigious enclave of executive homes. The property is positioned just over a mile from the heart of the town, where a variety of shops and the local train station are readily available.

For those who appreciate golf or the allure of nature, nearby Seaford golf course and the vast expanses of the South Downs National Park offer leisurely pursuits a short distance away.

The accommodation is generously proportioned and conveniently arranged. It welcomes you with an inviting entrance hall that flows into a sitting room. This room features dual doors that open into a formal dining area, perfect for entertaining. Additionally, there is a comfortable family room and a sizeable kitchen/breakfast room with space for casual dining.

On the first floor, you are greeted by an elegant galleried landing that leads to five bedrooms, with two enjoying en-suite facilities.

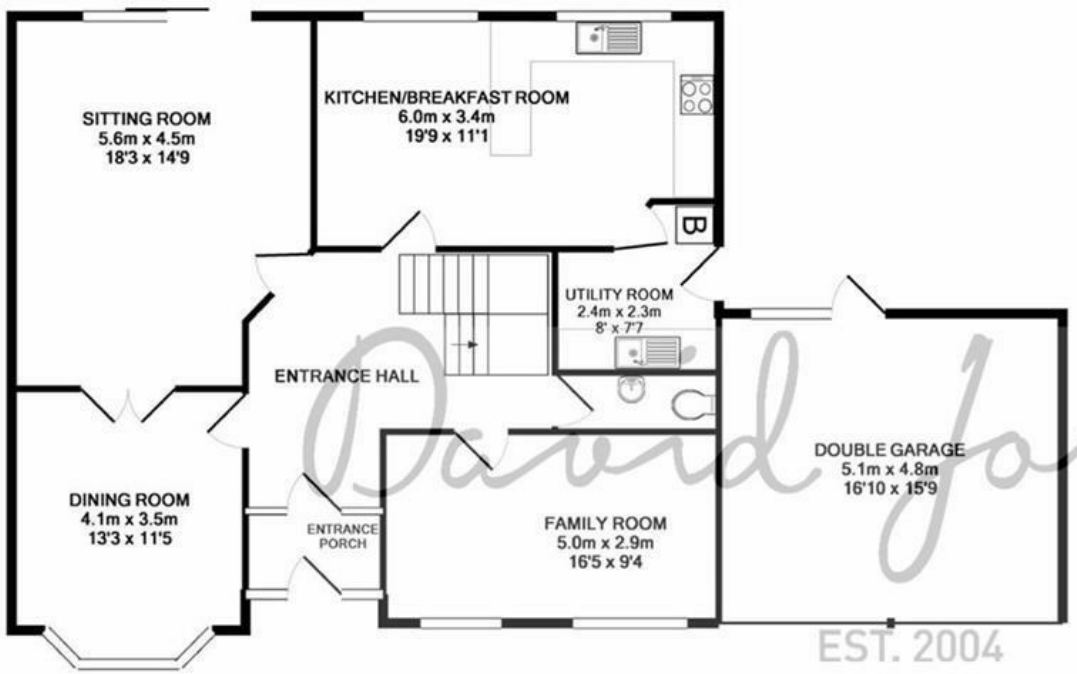
Externally, the house boasts an attached double garage. A secure side path, finished with paving and gates, leading to a secluded garden at the rear. This tranquil outdoor space is mainly grass with mature shrubs and provides designated areas for relaxation.

Constructed in 1993, the property is modern in its amenities, featuring double-glazed windows throughout and a gas-fuelled heating system to ensure comfort and efficiency.

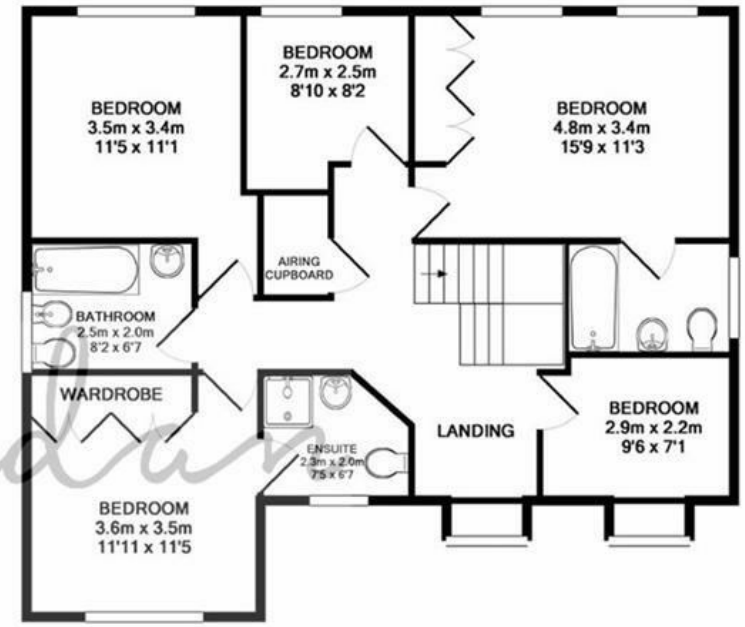
- DETACHED FAMILY RESIDENCE CONSTRUCTED IN 1993
- FAVOURED LOCATION, JUST OFF FIRLE ROAD
- NEARBY TO SEAFORD GOLF COURSE AND DOWNLAND WALKS
- THREE RECEPTION ROOMS
- DOUBLE GLAZED WINDOWS AND DOORS
- GROUND FLOOR CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- FIVE BEDROOMS
- EN-SUITE BATHROOM
- EN-SUITE SHOWER ROOM







GROUND FLOOR
APPROX. FLOOR
AREA 119.3 SQ.M.
(1284 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 84.2 SQ.M.
(907 SQ.FT.)

David Jordan
EST. 2004

9 FIRLE GRANGE SEAFORD
TOTAL APPROX. FLOOR AREA 203.5 SQ.M. (2191 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: G

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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