



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

£575,000

A well presented, spacious and versatile three/four bedroom home offering a well balanced accommodation and filled with natural light throughout.

The property features an impressive triple aspect lounge with a log burner and direct access to the rear garden, creating an ideal space for both relaxing and entertaining. The kitchen/breakfast room is well appointed with a range of fitted units and integrated appliances, also benefiting from garden access. A further reception room offers versatility as either a dining room or fourth bedroom. There is also a separate study and ground floor WC.

On the first floor, there are three well proportioned bedrooms, including a generous main bedroom with an en-suite. It further benefits from a family bathroom.

The property enjoys a rear garden mainly laid to lawn, with a large patio area. To the front, there is off road parking for two vehicles, a covered area, and a useful storage room with power, lighting and an electric roller garage door.

Situated in a quiet cul-de-sac, this property is conveniently located close to multiple local shops less than half a mile away. Also within close proximity is bus stops for local services running to Brighton, Eastbourne and a local Seaford route.

- THREE/FOUR BEDROOM  
DETACHED HOUSE
- SITUATED IN A QUIET CUT-DE-SAC
- VERY WELL PRESENTED
- IDEAL FOR FAMILY LIVING AND ENTERTAINING
- ATTRACTIVE LOG BURNER IN THE LOUNGE
- SPACIOUS KITCHEN/BREAKFAST ROOM FITTED WITH A RANGE OF INTEGRATED APPLIANCES
- PARKING FOR TWO VEHICLES
- SITUATED APPROXIMATELY THREE QUARTERS OF A MILE AWAY FROM SEAFORD TOWN CENTRE
- LESS THAN HALF A MILE TO LOCAL CONVINCE STORES
- LOCAL BUS STOPS FOR VARIOUS SERVICES TO THE LIKES OF BRIGHTON AND EASTBOURNE.





## Ground floor

### ENTRANCE HALL/PORCH

Double glazed porch, with separate door into main hallway. Radiator. Under-stairs cupboard.

### LOUNGE

Log burner. Triple aspect with windows to the front, to the side and a patio door to the rear. Wall mounted lights. Two radiators.

### DINING ROOM/BEDROOM FOUR

Radiator. Window to the rear.

### KITCHEN/BREAKFAST ROOM

Selection of wall mounted and floor cabinets. Integrated fridge/freezer, oven, grill, induction hob, cooker hood. Double basin sink with draining area. Triple aspect with windows to both sides, and patio doors out to the rear garden. Two radiators. Spot lighting. Tiled flooring.

### STUDY

Built in storage cupboards. Worcester Bosch gas boiler. Desk. Window to the side.

### GROUND FLOOR WC

WC. Wash hand basin. Obscured glass window to the side.

## First floor

### FIRST FLOOR LANDING

Storage cupboard. Loft hatch.

### BEDROOM ONE

Window to the front. Built in wardrobes. Eaves storage cupboard. Radiator.

### EN-SUITE

Comprises of both a bath and walk-in shower with waterfall shower head above. Wash-hand basin vanity unit. WC. Heated towel rail. Obscure glass window to rear.

### BEDROOM TWO

Window to the front. Radiator.

### BEDROOM THREE

Radiator. Window to the rear.

### FAMILY BATHROOM

WC. Wash-hand basin vanity unit. P-shaped bath with waterfall shower head attachment above. Heated towel rail. Obscured glass window to the rear. Spot lighting.

## Outside

### REAR GARDEN

Beautifully landscaped and tranquil. Mostly laid to lawn with a large patio area. Patio door access into the living room and kitchen. Gated side access.

### FRONT

Driveway off-road parking for two vehicles. Under cover area. Entrance into a porch area. Useful storage with rolling electric garage door, power and lighting.

## Disclaimer

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.





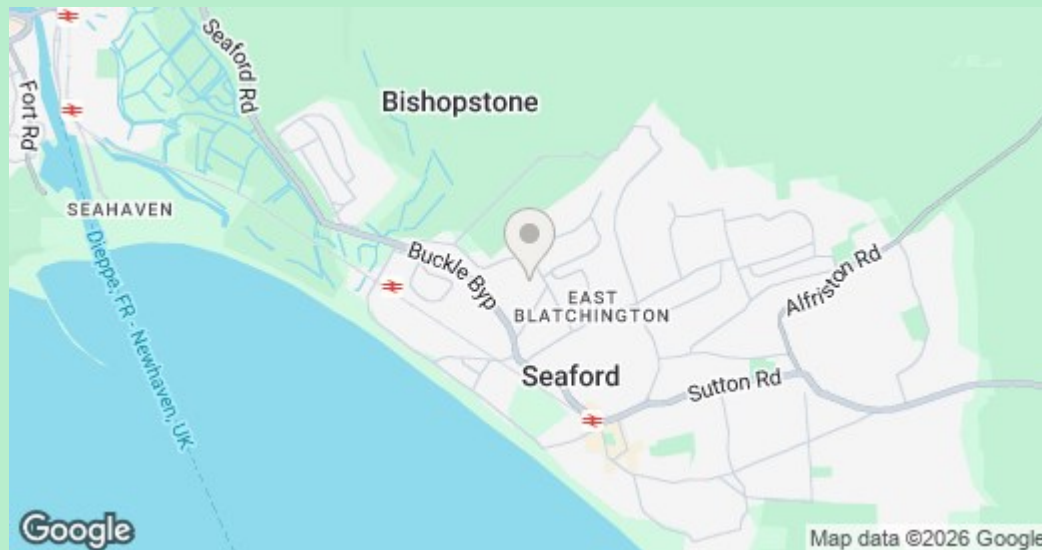
## COUNCIL TAX BAND

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.

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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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