



47 MICKLEFIELD WAY, SEAFORD, EAST SUSSEX, BN25 4EU

£550,000

A well-presented four-bedroom detached family home set within a small development just south of the A259. This generous-sized property is set in a favourable position of the close, overlooking a communal green with distant views towards Seaford Head.

On the ground floor the property features, a dual-aspect living room with wood burning stove, open plan kitchen/diner/breakfast room, study and a cloakroom. There is also integral access into the garage. The first floor offers four bedrooms, a family bathroom and two en-suite shower rooms.

The property benefits from off-road parking for two vehicles, gas fired central heating, double glazing, and is being offered for sale with no onward chain.

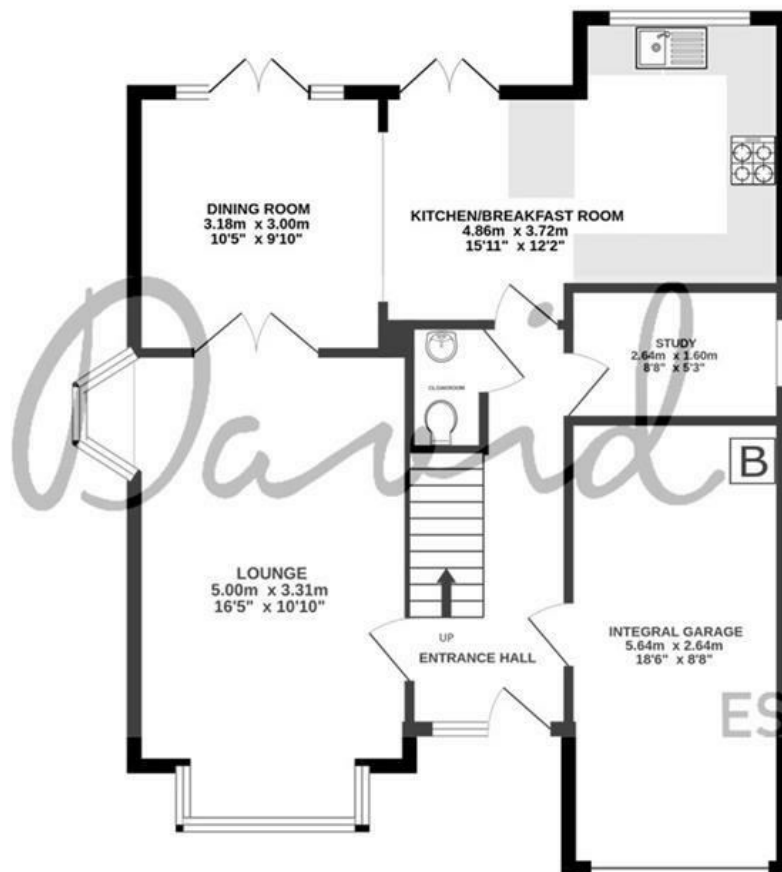
Seaford Head Secondary School and Micklefield Nursery, both rated Outstanding by Ofsted are conveniently located within approximately one-third of a mile. Annecy Catholic Primary School, rated Good by Ofsted, is situated around half a mile away. Bus services along the A259, providing access to Brighton and Eastbourne, are around 350 yards away. Seaford town centre and railway station, with services to Brighton and London, are approximately half a mile distant. Scenic downland walks are also within close proximity.

An internal inspection is advised to appreciate the location of this property and the level of accommodation on offer.

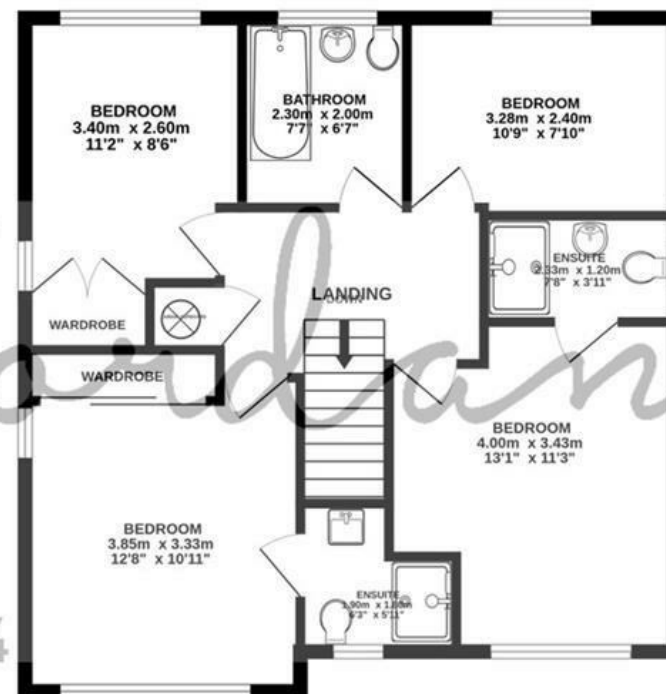
- FOUR BEDROOMS
- WELL-PRESENTED DETACHED HOUSE
- SITUATED IN A QUIET CUL-DE-SAC IN THE SOUTH EAST CORNER OF SEAFORD
- DUAL ASPECT LIVING ROOM WITH WOOD BURNING STOVE
- OPEN PLAN KITCHEN / DINING ROOM
- TWO EN-SUITE SHOWER ROOMS
- FOUR W.CS
- DOWNLAND WALKS CLOSE-BY
- BEAUTIFUL VIEWS ACROSS COMMUNAL GREEN AND TOWARDS SEAFORD HEAD
- FOR SALE WITH NO ONWARD CHAIN



GROUND FLOOR
71.2 sq.m. (766 sq.ft.) approx.



1ST FLOOR
62.2 sq.m. (669 sq.ft.) approx.



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TOTAL FLOOR AREA : 133.4 sq.m. (1435 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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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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EST. 2004