15 MARINE CRESCENT, SEAFORD, BN25 1DA

£599,950

This detached family home is currently undergoing refurbishment and enjoys a prime location close to Seaford town centre, The Esplanade and the beach.

The area is well served by primary and secondary schools, including Seaford Head School, making it ideal for families. Seaford also offers a wide range of shops, cafés, restaurants and a railway station with services to Brighton, Lewes, and London Victoria.

The ground floor features an entrance hall, kitchen, lounge/diner, utility area and two garages. Ongoing refurbishment works include a large extended lounge area and a new patio in the rear garden. Completion of these works and building regulations sign off to be advised.

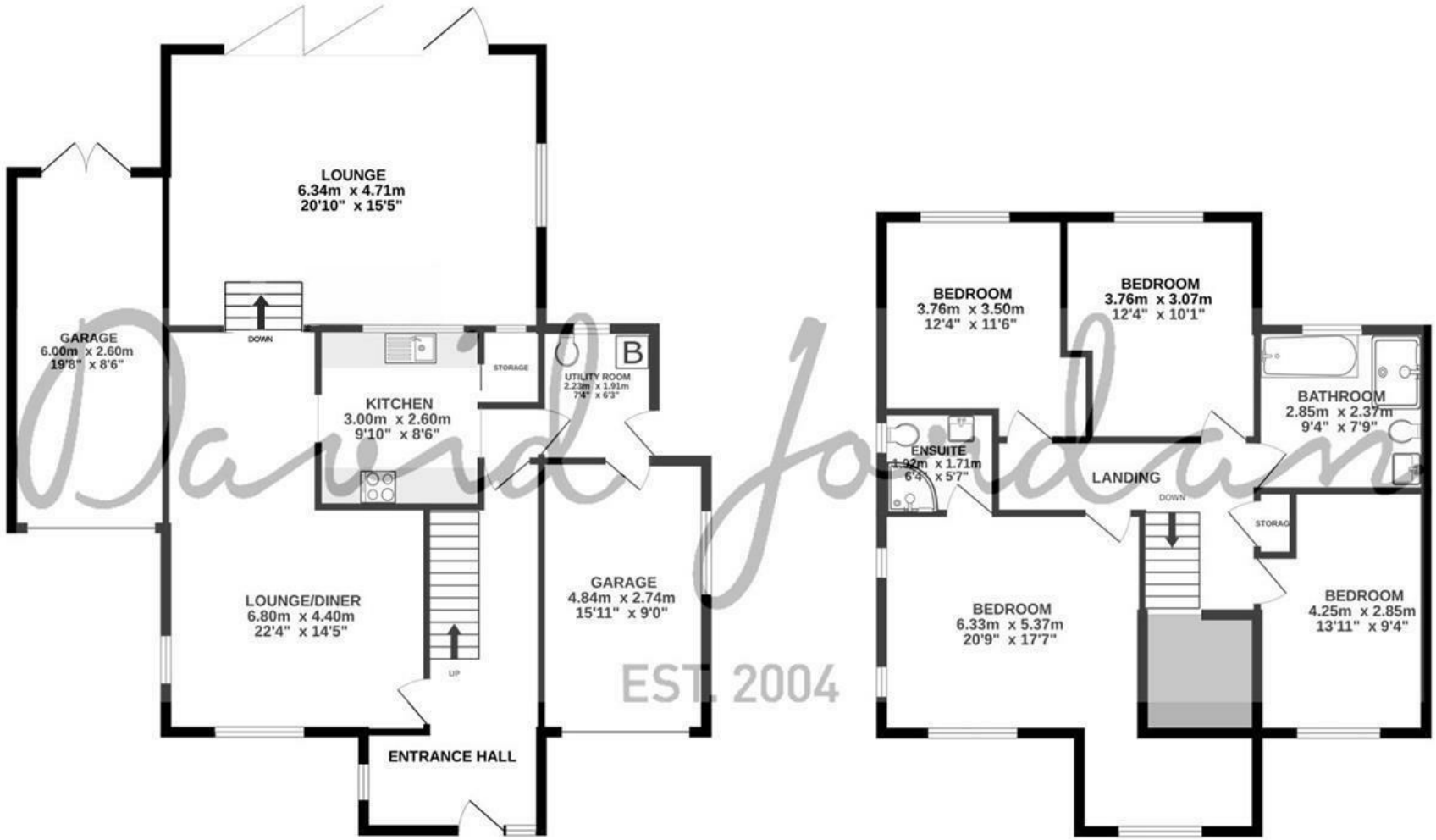
There are four double bedrooms on the first floor including the main with en-suite and dressing area, plus a family bathroom.

The seafront and beach are within easy reach, offering scenic walks along the promenade and towards Seaford Head, renowned for its stunning coastal views and popular walking trails.

- DETACHED FOUR DOUBLE BEDROOM FAMILY HOME
- CLOSE TO SEAFORD TOWN CENTRE, ESPLANADE, BEACH AND SCENIC COASTAL WALKS TO SEAFORD HEAD
- LOCAL SCHOOLS, SHOPS, CAFÉS, RESTAURANTS, SEAFORD RAILWAY STATION SITUATED NEARBY
- LOUNGE/DINER AND KITCHEN
- FOUR DOUBLE BEDROOMS - MAIN BEDROOM WITH EN-SUITE SHOWER ROOM AND DRESSING AREA, PLUS FAMILY BATHROOM
- CURRENTLY UNDERGOING THE CONSTRUCTION OF AN ADDITIONAL REAR LOUNGE
- TIME FRAME FOR THE COMPLETION AND SIGN OFF OF THESE WORKS ARE YET TO BE CONFIRMED
- OFF-ROAD PARKING FOR SEVERAL VEHICLES AND TWO GARAGES
- EV CHARGER POINT

GROUND FLOOR
110.5 sq.m. (1189 sq.ft.) approx.

1ST FLOOR
75.6 sq.m. (814 sq.ft.) approx.



David Jordan
EST. 2004

CURRENT LAYOUT

TOTAL FLOOR AREA : 186.1 sq.m. (2003 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: 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.

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