



8 ELM COURT BLATCHINGTON ROAD, SEAFORD, BN25 2FD

£493,000

Positioned behind an attractive flint wall and approached via a private driveway, this well designed three bedroom semi detached townhouse offers modern living in a peaceful yet highly convenient location. Forming part of a small and thoughtfully arranged development, the property is within easy reach of Seaford town centre, the seafront and mainline railway station, with direct connections to Brighton, Gatwick and London.

The accommodation is arranged over three floors and centres around a bright and spacious open plan living area, designed to maximise natural light and flow. This space provides direct access onto a private balcony measuring approximately 21ft long by 4ft 6in wide, ideal for both everyday living and entertaining.

The property offers three well proportioned bedrooms, including a main bedroom with en-suite, together with a modern family bathroom serving the remaining accommodation.

Constructed to a high standard by a respected, local family run building company, the house benefits from a contemporary specification, including an air source heat pump, underfloor heating and full fibre broadband, combining energy efficiency with everyday comfort.

Further benefits include three private parking spaces, an undercroft, a utility room and a 10 year new build warranty.

Seaford offers an appealing coastal lifestyle, with access to the South Downs, seafront walks, a variety of independent shops and cafés, and well regarded schools, all conveniently located for Brighton and Eastbourne.

- 10 YEAR NEW BUILD WARRANTY
- THREE BEDROOM TOWN HOUSE
- THREE PRIVATE PARKING SPACES INCLUDING LARGE UNDERCROFT WITH ELECTRIC VEHICLE CHARGING POINT
- AIR SOURCE HEAT PUMPS AND PART UNDERFLOOR HEATING
- FULL FIBRE BROADBAND
- UTILITY ROOM WITH DIRECT ACCESS TO PRIVATE GARDEN
- MAIN BEDROOM WITH EN-SUITE, TWO FURTHER DOUBLE BEDROOMS AND A FAMILY BATHROOM
- SPACIOUS OPEN PLAN LIVING AND KITCHEN AREA WITH BIFOLD DOORS OPENING ONTO THE EXPANSIVE BALCONY
- LOCATED WITHIN A FEW MINUTES WALK FROM SEAFORD TOWN CENTRE, RAILWAY STATION AND BUS SERVICES
- EXCELLENT PRIMARY AND SECONDARY SCHOOLS NEARBY





Ground floor

ENTRANCE HALL

Double glazed window and composite door to front. Tiled floor. Consumer unit. Stairs to first floor and door to:

UTILITY ROOM

Tiled floor. Double glazed door to rear. Plumbing for washing machine.

First floor

LANDING

Stairs to second floor. Cupboard housing unvented hot water cylinder. Cloakroom with WC and basin. Double doors to:

KITCHEN / LIVING ROOM with under floor heating

Kitchen area: Two toned with wall and base units. White quartz work surface with sink. Four ring electric hob with electric oven below, eye level microwave, cooker hood, integrated dishwasher, together with a integrated fridge and freezer. Double glazed bifold doors to an approximate 21ft long by 4ft6 wide balcony.

Living area: two large double glazed windows to front.

Second floor

LANDING

Ceiling lantern. Radiator. Storage cupboard.

BEDROOM ONE

Double glazed window. Radiator.

EN-SUITE SHOWER ROOM

Shower enclosure. Wall mounted basin with draw unit. Close coupled WC with tiled shelf above. Mirror and shaving point. Extractor fan. Part tiled.

BATHROOM

Double glazed window. Bath with shower attachment. Close coupled WC with concealed cistern. Wall mounted wash basin with tiled shelf above with backlite mirror and shaving point. Extractor fan. Radiator.

Outside

UNDERCROFT

Zaptec EV charger and exterior plug socket. Exterior tap. Brick paved. Access to:

REAR GARDEN

Part laid to patio with Daikin air source heat pump. Remainder seeded for lawn.

FRONT

Brick paved parking for two vehicles and raised planter.

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: New Build

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C

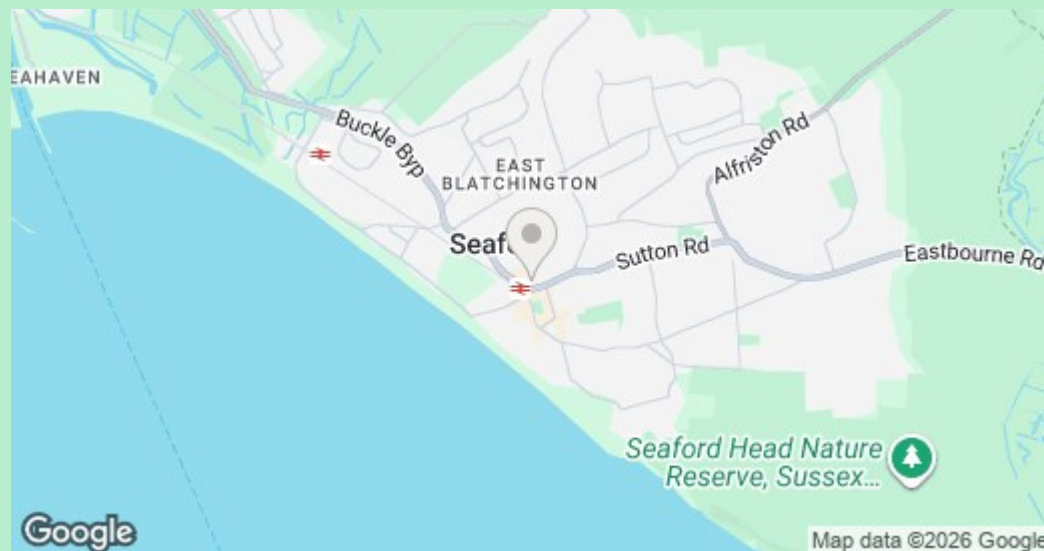
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Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the 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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EST. 2004