



7 LULLINGTON CLOSE, SEAFORD, EAST SUSSEX, BN25 4JH

£925,000

An attractive detached property, situated in this superb position in the favoured south-east corner of Seaford, backing onto Seaford Head golf links with stunning views over the fairways. It is also very near to adjoining National Trust land, with good access to downland and towards The Seven Sisters and Cuckmere Haven, known as an area of outstanding natural beauty. The town centre and railway station are approximately one and a half miles distant, whilst local schools, bus routes and the Seafront Promenade are all within easy reach.

The property has been the subject of much improvement by it's current owners, instrumenting a complete refurbishment program including a loft conversion and ground floor extension.

Accommodation is arranged over three floors, with the entrance level having a good size reception hall, ample storage, cloakroom and access to the double garage.

The upper floor enjoys a good size kitchen/breakfast room, two double bedrooms, occasional bedroom/office, bathroom/shower and extended lounge/diner with bi-folding doors opening out onto the rear garden with decking area being ideal for outdoor dining and entertaining.

The loft has been converted and extended to provide an impressive bedroom suite together with walk in wardrobe and en suite bathroom with shower; a glazed Juliet balcony capitalises on the far reaching views across the golf course and distant view of the sea.

Other features and benefits include a good selection of kitchen appliances, gas central heating picturesque front and rear gardens, plenty of parking,

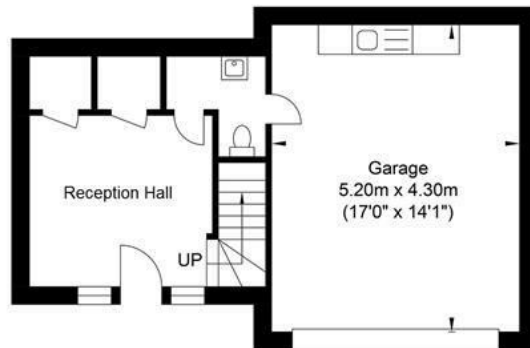
- DETACHED HOUSE ADJACENT TO SEAFORD HEAD GOLF COURSE
- THREE DOUBLE BEDROOMS, OCCASIONAL OFFICE/BEDROOM
- EXTENDED LOUNGE/DINER, KITCHEN/BREAKFAST ROOM WITH APPLIANCES
- MAIN BEDROOM WITH FAR REACHING VIEWS, WALK IN WARDROBE AND EN-SUITE.
- LOUNGE/DINER WITH BI-FOLD DOORS OPENING ONTO THE REAR GARDEN AS WELL AS REMOTE CONTROLLED AWNINGS AND BLINDS
- DOUBLE GLAZED, GAS CENTRAL HEATING, CLOAKROOM
- DOUBLE GARAGE AND AMPLE PARKING
- ATTRACTIVE FRONT AND REAR GARDENS



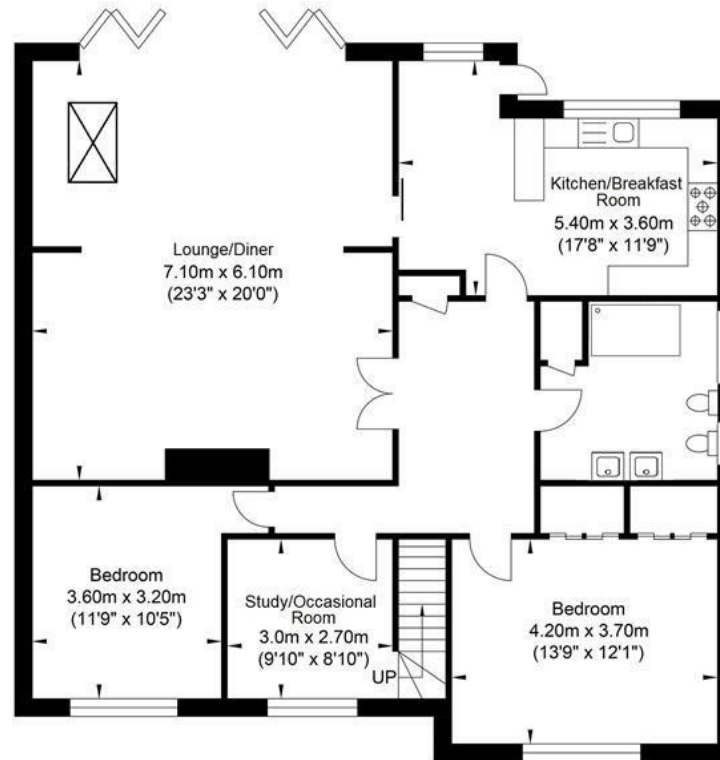




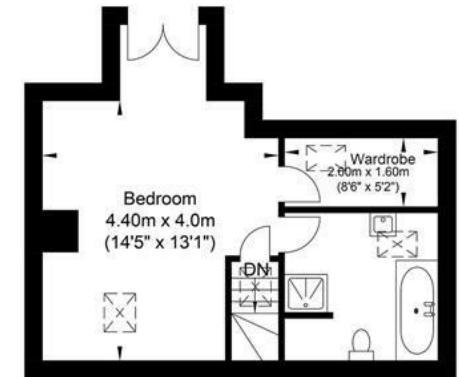
Lullington Close, Seaford



Ground Floor
Approximate Floor Area
407.19 sq ft
(37.83 sq m)



First Floor
Approximate Floor Area
1346.88 sq ft
(125.13 sq m)



Second Floor
Approximate Floor Area
315.59 sq ft
(29.32 sq m)



Approximate Gross Internal Area = 192.28 sq m / 2069.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





Front elevation

The property is accessed via a long brick paved entrance driveway with adjacent raised lawn and picturesque front gardens. There is a tiled pitched roof covered entrance with seating area.

Accommodation

Front door opening into a spacious reception hallway with herringbone wood block flooring and providing access for two large cupboards, and cloakroom having door to the double garage.

Staircase with balustrade leads to the upper floor hallway and main principle rooms, including an expansive lounge/diner with stripped wooden flooring, roof lantern and bi folding doors, together with remote controlled blinds and overhead awning which elegantly opens onto Twinson laid decking, ideal for outdoor dining and social entertaining.

The light and airy kitchen/breakfast room has a lovely view over the rear garden, with an a range of fitted units and granite work tops, extending to incorporate a breakfast bar. There are numerous appliances, including dishwasher, fitted oven/warming drawer and microwave, five ring gas burner, extractor fan and freestanding fridge freezer.

There are two double bedrooms on this floor including an occasional bedroom/office with staircase leading to the loft extension. which provides for a very good size bedroom incorporating an en-suite bathroom and walk in wardrobe. From the main bedroom there are double doors opening with glass Juliet balcony, enjoying some truly stunning westerly views over the golf course, and the sea in the distance.

Rear Garden

The westerly rear garden has a tranquil feel with a wide selection of beautiful plantation of shrubs bushes and trees, ideal for out door dining with Twinson decking, together with a peaceful and private lower terrace, for those quiet martini moments. There is also the benefit of gated access onto the golf course from the rear boundary.

Other

Council Tax band E - For more information please visit Lewes District council website.





COUNCIL TAX BAND

Local Authority: Lewes District
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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EST. 2004