

51 CUCKMERE ROAD, SEAFORD, BN25 4DL

£575,000

An attractive four bedroom, detached family house situated in the sought after south-eastern corner of Seaford, benefiting from a delightful rear garden with a covered seating area.

Seaford town centre is approximately a mile and a half distant and offers a variety of independent shops, restaurants, coffee shops and parks, together with a mainline railway station and regular bus services. The town also benefits from a leisure centre, two golf courses, a sailing club and approximately one and a half miles of seafront promenade. Educational facilities include a choice of four primary schools, local nurseries and Seaford Head School, which is rated Outstanding by Ofsted.

The ground floor accommodation comprises an entrance porch, hallway, office / fifth bedroom, shower room with utility space, kitchen / dining room, a spacious sitting room and play room.

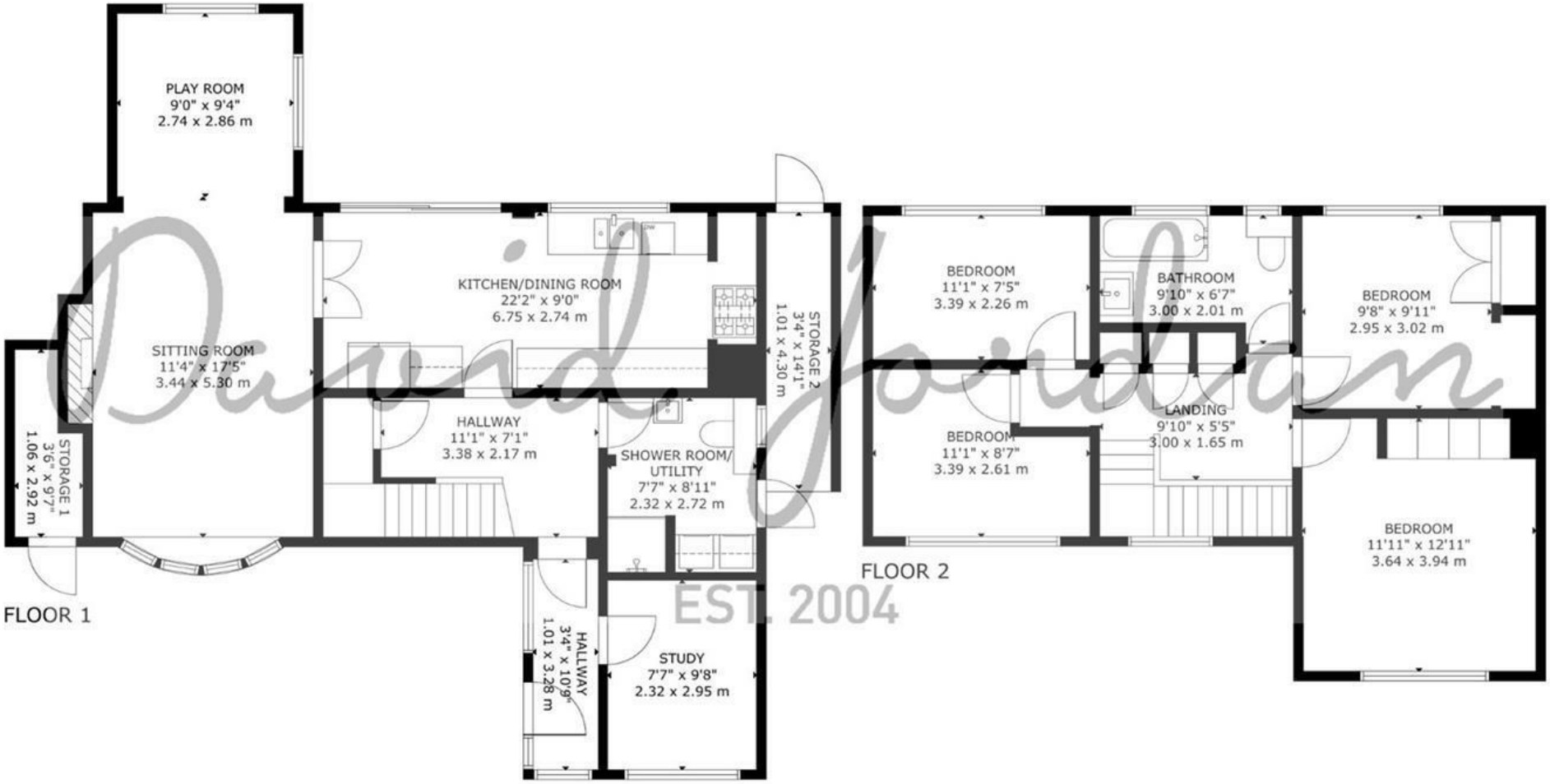
On the first floor are four bedrooms and a family bathroom.

Outside, the attractive rear garden features a covered seating area, ideal for outdoor entertaining, together with a brick-built workshop and store. Further benefits include off-road parking for two vehicles, gas-fired central heating and double glazing.

- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- FAMILY BATHROOM AND GROUND FLOOR SHOWER ROOM WITH UTILITY SPACE
- GROUND FLOOR OFFICE / BEDROOM FIVE
- REAR GARDEN WITH COVERED SEATING AREA
- SITTING ROOM AND PLAY ROOM
- KITCHEN / DINING ROOM
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING
- WITHIN A MILE AND A HALF OF SEAFORD TOWN CENTRE, ESPLANADE AND RAILWAY STATION
- WITHIN A MILE OF NURSERY, PRIMARY SCHOOL AND SECONDARY SCHOOL







David Jordan
EST. 2004

GROSS INTERNAL AREA
TOTAL: 134 m^2/1,446 sq ft
FLOOR 1: 75 m^2/807 sq ft, FLOOR 2: 59 m^2/639 sq ft
EXCLUDED AREAS: STORAGE 1: 3 m^2/28 sq ft, STORAGE 2: 4 m^2/47 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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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