



5 CORNFIELD ROAD, SEAFORD, BN25 1SW

£550,000

A charming older style detached family home in a sought after and convenient location, offering excellent scope to refurbish and create a superb long term family home.

Occupying an established south facing plot in a highly convenient position, just one fifth of a mile from Seaford town centre, railway station and nearby seafront.

The property has a handsome and distinctive appearance retaining many of its original features with attractive tile hung elevations, set back from the road behind mature hedging and approached via a gravel driveway.

It also enjoys a delightful southerly aspect to the rear, with the mature rear garden backing directly onto The Crouch Playing Fields.

Features include an attached garage, part uPVC double glazing, attractive wood block flooring to much of the ground floor and well established gardens to both the front and rear.

The well proportioned accommodation comprises an entrance hall, ground floor cloakroom, lounge, separate dining room, kitchen/breakfast room, three good sized bedrooms, shower room and separate WC. Many of the rooms are dual aspect allowing in ample light.

Vacant possession subject to grant of probate.

- DETACHED CHARACTER HOUSE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR CLOAKROOM
- PART UPVC DOUBLE GLAZED
- MANY ORIGINAL FEATURES
- ATTACHED GARAGE AND PARKING
- GOOD SIZE SOUTHERLY ASPECT GARDEN
- VACANT POSSESSION, SUBJECT TO GRANT OF PROBATE





Ground Floor

Entrance Porch with quarry-tiled floor and wooden entrance door opening into:

Entrance Hallway

Wood-block flooring flowing through to both the lounge and dining room. Radiator. Cloakroom with low-level WC, hand wash basin, original fireplace and radiator.

Lounge

A light and airy double aspect room with a single glazed window to the front overlooking the gardens and a uPVC double glazed sliding patio door opening onto the rear garden. Tiled hearth and radiator.

Dining Room

Double aspect with uPVC double glazed windows to the side and rear, offering pleasant views over the garden. Radiator and tiled fireplace surround.

Kitchen/Breakfast Room

Fitted with cupboards, drawers, and wall mounted units. Built in oven and four ring electric hob. Space for appliances. Single glazed window to the front, UPVC double-glazed side window, and door providing access to the side way. Space for a small table and chairs. Quarry tiled flooring and wall-mounted gas-fired boiler.

First Floor

Staircase leads to a bright first floor landing with a window to the front. Linen cupboard housing the hot water cylinder with slatted shelving. Hatch to loft space. Additional side window providing extra natural light. Doors to:

Bedroom One

A generous double aspect room with a single glazed window to the front and a uPVC double glazed window overlooking the rear garden. Features include a radiator and an original tiled fireplace.

Bedroom Two

Also double aspect, with uPVC double glazed windows to the side and rear, enjoying attractive views over the Crouch football pitch and Seaford Head in the distance. Original tiled fireplace.

Bedroom Three

Double-aspect with uPVC double-glazed windows to the side and front, overlooking properties on Cornfield Road.

Shower Room

Fitted with a shower enclosure, fully tiled walls, wash basin, and radiator.

Separate WC

High level WC and uPVC double glazed side window.

Rear Garden

A mature south facing garden with established planting, hedged boundaries, level lawn, paved side way and original brick-built tool store.

Front Garden

Well stocked with plants and shrubs. Double entrance gates leading to the driveway and attached garage.

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.



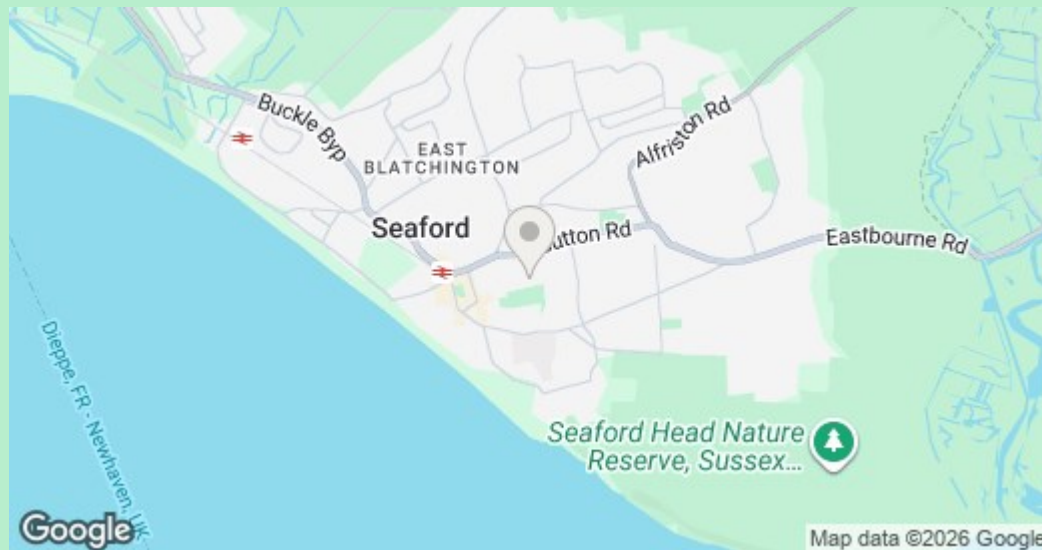
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating:



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.

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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