SEEONEE, 3 FIELD CLOSE, SEAFORD, EAST SUSSEX, BN25 4DN

£530,000

This delightful detached family house is nestled in a highly desirable residential area, just off Cuckmere Road. Enjoy easy access to scenic Downland walks, the Cuckmere Valley, and Seven Sisters Country Park. Seaford town centre and railway station are conveniently located within 1.5 miles.

Spread over two floors, the property offers spacious and well-laid-out living spaces.
Ground floor accommodation comprises; Enclosed entrance porch, Inner hallway, Cloakroom, Dining/reception room, Lounge and Kitchen/breakfast room.
On the first floor, the property benefits from Four bedrooms, Bathroom with shower and separate WC.

Externally, the property is set on a generous plot, and features mature front and rear gardens, a detached garage, and ample off road parking.

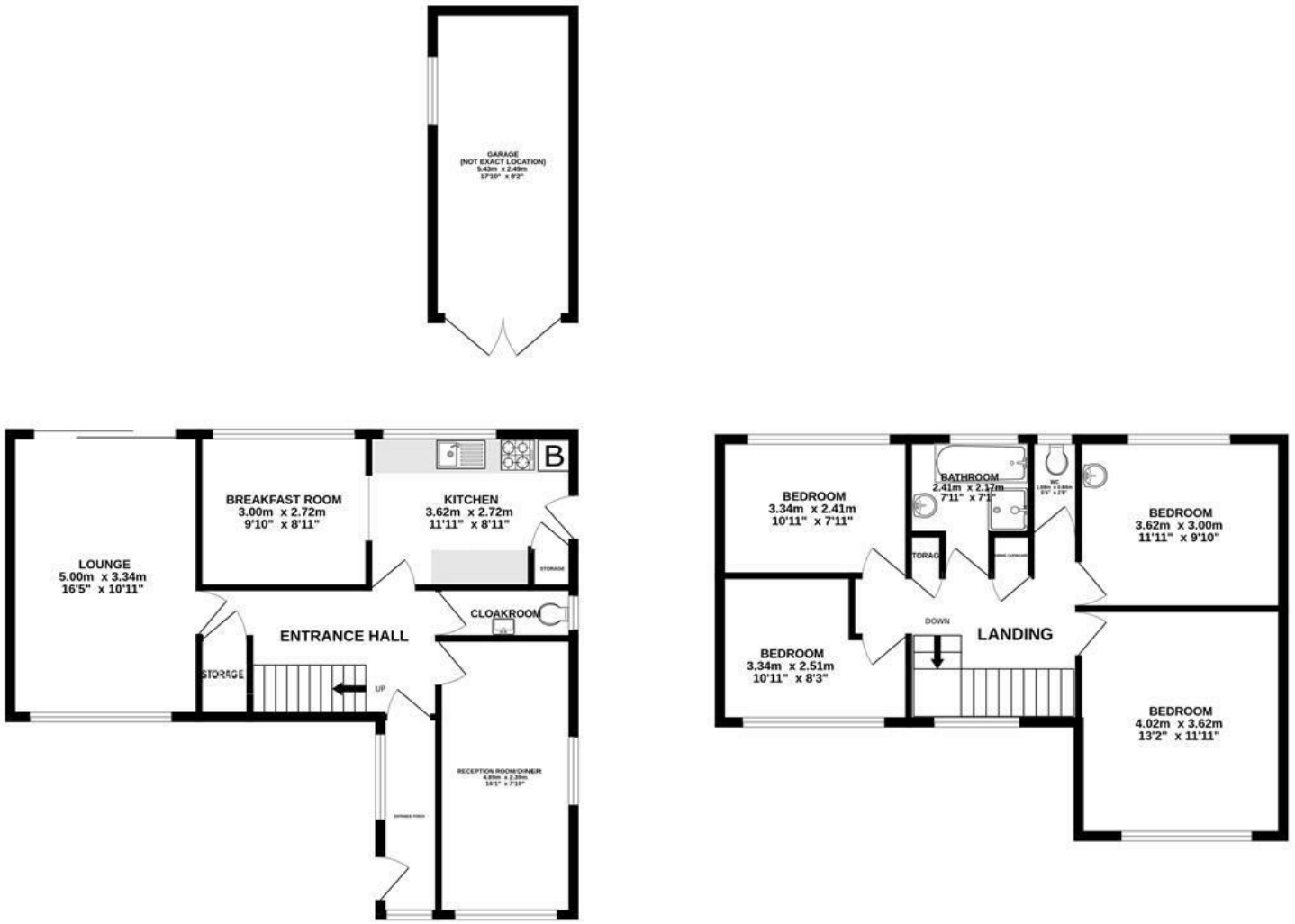
The property is offered with vacant possession and no onward chain.

An internal inspection is advised to appreciate the accommodation and potential this property has.

- DETACHED HOUSE
- FOUR FIRST FLOOR BEDROOMS
- DINING / RECEPTION ROOM
- GROUND FLOOR CLOAKROOM
- DUAL ASPECT LOUNGE
- KITCHEN/BREAKFAST ROOM
- WINDSOR WOOD BLOCK FLOORING TO SOME GROUND FLOOR ROOMS
- GAS FIRED BOILER APPLYING DOMESTIC HOT WATER AND PART CENTRAL HEATING (NOT TESTED)
- MATURE GARDENS
- DETACHED GARAGE AND PARKING

GROUND FLOOR
75.3 sq.m. (810 sq.ft.) approx.

1ST FLOOR
57.1 sq.m. (615 sq.ft.) approx.



3 FIELD CLOSE SEAFORD

TOTAL FLOOR AREA : 132.4 sq.m. (1425 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: D

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 representationsof fact or form part of any offer or contract.

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EST. 2004