9 LULLINGTON CLOSE, SEAFORD, BN25 4JH

£750,000

An attractive detached property, situated in this superb position in the favoured south-east corner of Seaford, backing onto Seaford Head golf links. With good access to National Trust Land and downland towards Cuckmere Haven and the Seven Sisters 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.

Accommodation is arranged over two 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, three bedrooms, bathroom with separate shower and spacious lounge/diner with a bi-folding window overlooking the rear garden.

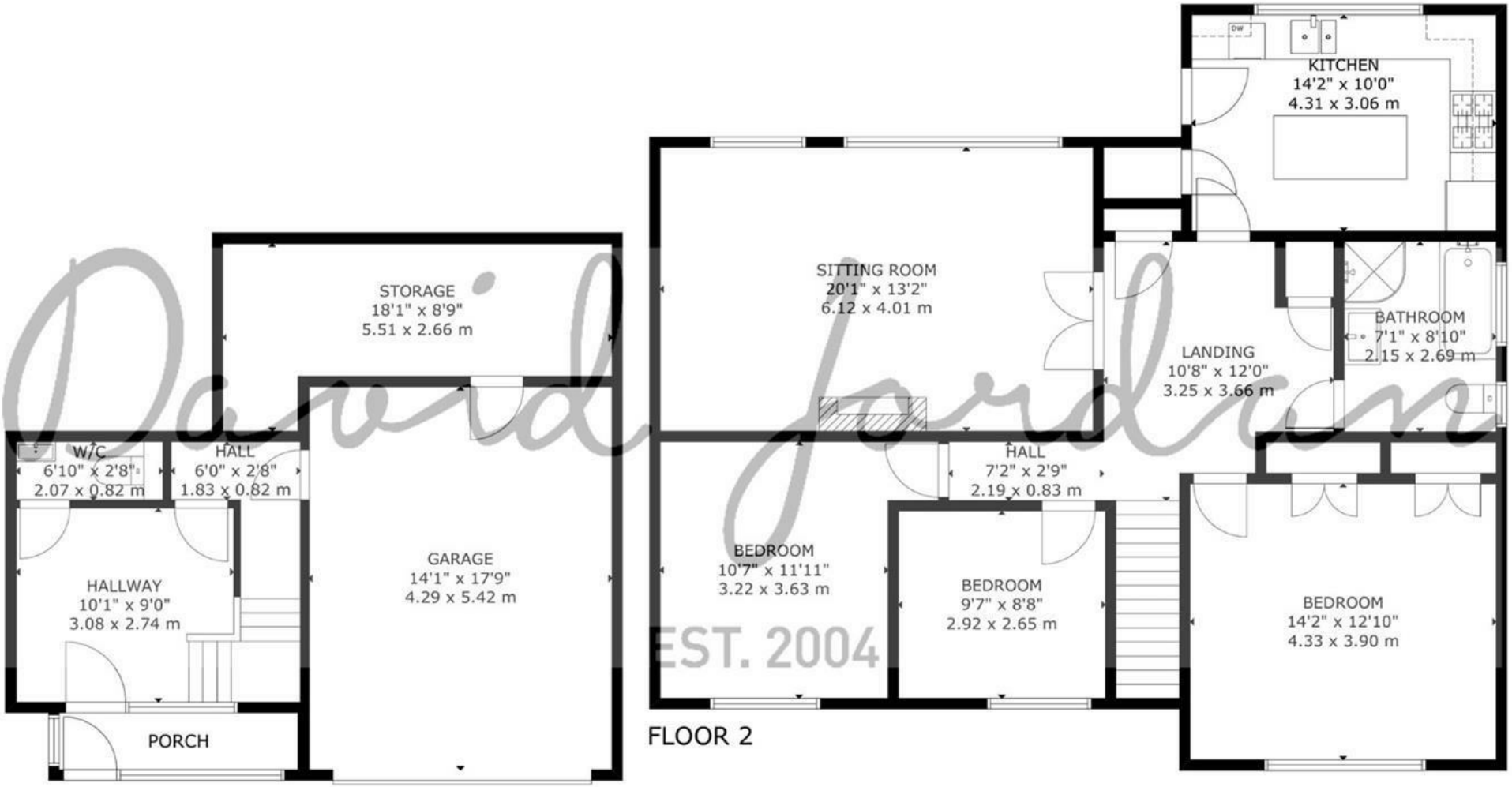
The rear garden enjoys a westerly aspect being a generous size with a large patio area ideal for outdoor dining and entertaining, and the remainder is laid to lawn.

The loft space has the potential to extend into, subject to necessary planning consents.

Other features and benefits include gas central heating, picturesque front and rear gardens with plenty of off road parking.

An internal inspection is advised to appreciate the accommodation on offer.

- THREE BEDROOMS
- DETACHED HOUSE
- SITUATED IN THE FAVOURED SOUTH EAST CORNER OF SEAFORD
- SPACIOUS LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- WESTERLY ASPECT PRIVATE REAR GARDEN
- POTENTIAL TO EXTEND INTO THE LOFT SUBJECT TO NECESSARY PLANNING CONSENTS
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- QUIET CUL-DE-SAC
- DOUBLE GARAGE



GROSS INTERNAL AREA
TOTAL: 130 m²/1,400 sq ft
FLOOR 1: 26 m²/281 sq ft, FLOOR 2: 104 m²/1,119 sq ft
EXCLUDED AREAS: GARAGE: 23 m²/250 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

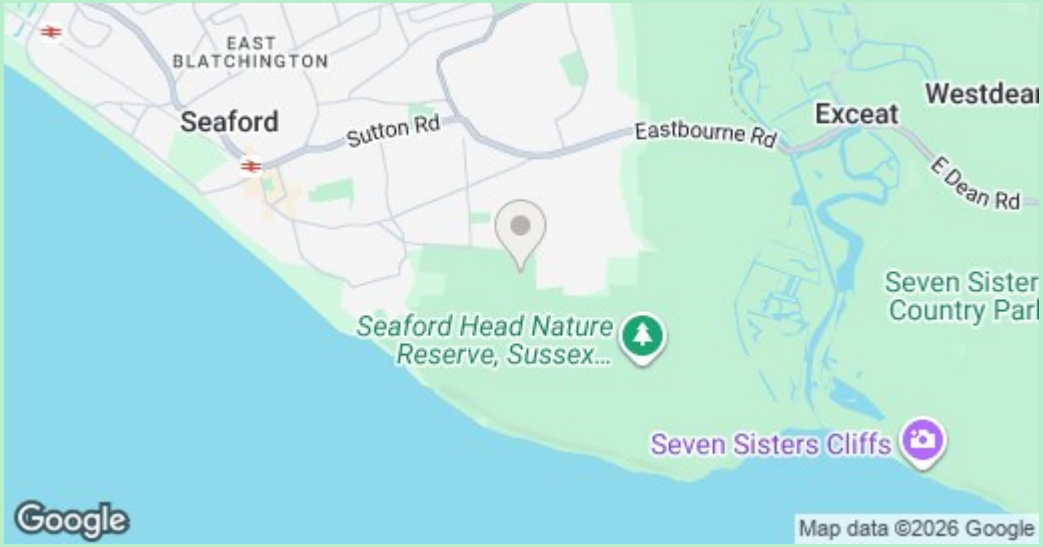
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: 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