


25 WESTDOWN ROAD, SEAFORD, BN25 2LA

£895,000

This five bedroom executive home was constructed in 2019 and we understand benefits from the remainder of a BLP New Homes Warranty. All five bedrooms are doubles, with bedrooms one and two both benefiting from en-suite shower rooms. There is also a family bathroom with freestanding bath and shower enclosure. The open plan ground floor is perfect for modern family living, with a spacious L-shaped sitting room, dining room and kitchen/breakfast room. There is also a utility room and cloakroom.

The property is conveniently situated in a favoured location in the East Blatchington area of Seaford, approximately half a mile from the town centre and railway station. Seaford primary school, local shops, bus routes and the esplanade are also within half a mile.

Further benefits include being sold with no onward chain, gas fired central heating, double glazing, electric charging point, brick paved off road parking for two vehicles and integral garage.

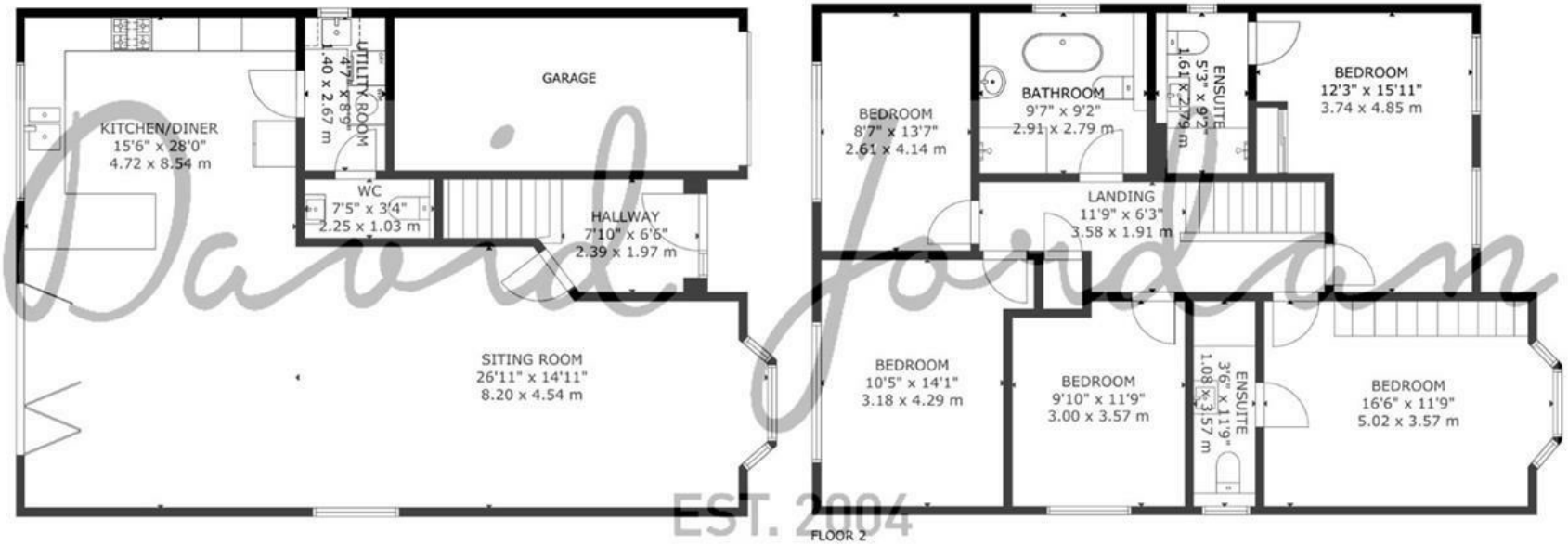
- BEING SOLD WITH NO ONWARD CHAIN
- FIVE BEDROOM DETACHED EXECUTIVE FAMILY HOME
- TWO EN-SUITE SHOWER ROOMS, FAMILY BATHROOM AND CLOAKROOM
- OPEN PLAN LIVING, DINING AND KITCHEN
- UTILITY ROOM
- CONSTRUCTED IN 2019 AND UNDERSTOOD TO HAVE THREE YEARS REMAINING ON BLP NEW HOMES WARRANTY
- BRICK PAVED OFF ROAD PARKING AND INTEGRAL GARAGE WITH EV CHARGE POINT
- FRONT AND REAR GARDEN
- LOCATED WITHIN HALF A MILE OF SEAFORD TOWN CENTRE, RAILWAY STATION AND BUS ROUTES
- SEAFORD PRIMARY SCHOOL AND LOCAL SHOPS ALSO WITHIN HALF A MILE











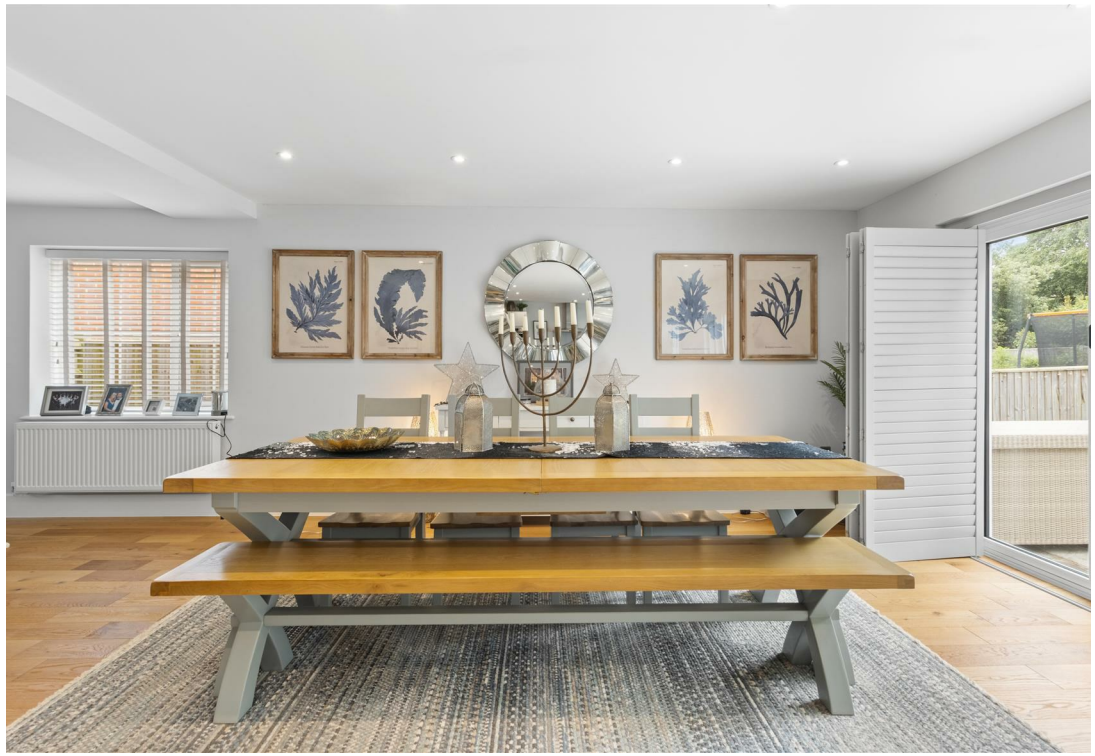

FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
TOTAL: 189 m²/2,038 sq.ft
FLOOR 1: 101 m²/1,090 sq.ft, FLOOR 2: 88 m²/948 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY




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## Ground floor

ENTRANCE HALL
Double glazed window and entrance door. Stairs to first floor. Radiator. Oak flooring extending to:
OPEN LIVING / DINING AND KITCHEN
Living/dining area: Double glazed bay window to front, window to side and bi-fold doors to rear. Two radiators. Feature fireplace with storage.
Kitchen area: Work surface extending to incorporate a breakfast bar. Five ring gas hob with cooker hood above. Eye-level double electric oven with warming drawer below. Sink with a Franke boiling, sparkling and chilled water tap and drainer. Integrated fridge freezer, wine fridge and dishwasher. Splashback. Double glazed window to rear.
UTILITY ROOM
Wall mounted "ideal" gas fired boiler. Work surface with space below for washing machine and tumble dryer. Radiator. Tiled floor.
CLOAKROOM
Close coupled WC with concealed cistern. Wash basin set into vanity unit. Radiator. Extractor fan.

## First floor

LANDING
Hatch to loft. Radiator. Cupboard with unvented hot water cylinder.
BEDROOM ONE
Double glazed bay window to front. Radiator. Three fitted wardrobes. Door to:
EN-SUITE SHOWER ROOM
Shower enclosure. Close coupled WC with concealed cistern. Wash basin set into vanity unit with backlit mirror and shaver point. Part tiled walls and floor. Towel rail. Double glazed window and extractor fan.
BEDROOM TWO
Two double glazed windows. Radiator and fitted wardrobe. Door to:
EN-SUITE SHOWER ROOM
Shower enclosure. Close coupled WC with concealed cistern. Wash basin set into vanity unit with backlit mirror and shaver point. Part tiled walls and floor. Towel rail. Double glazed window and extractor fan.
BEDROOM THREE
Double glazed window to rear. Radiator.
BEDROOM FOUR
Double glazed window to rear. Radiator.
BEDROOM FIVE
Double glazed window to side. Radiator.
FAMILY BATHROOM
Modern white suite comprising freestanding bath, shower enclosure, close coupled WC with concealed cistern and wall mounted wash basin. Towel rail. Part tiled walls and tiled floor. Double glazed window and extractor fan.

## Outside

REAR GARDEN
Mainly laid to lawn with paved patio. Exterior tap and electric socket. Wall mounted parasol. Gated side access to front.
GARAGE
Accessed via up-and-over door.
FRONT GARDEN
Brick paved off road parking for two vehicles and electric vehicle charge point. Remainder laid to lawn with shrub border.

The property is accessed via a shared driveway and has the benefit of use of the communal area laid to lawn with wildflower planting and mature trees. We understand the residents contribute towards the upkeep on an ad-hoc basis.

## 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: G

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B




## 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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