



74 TUDOR CLOSE, SEAFORD, EAST SUSSEX, BN25 2LY

£600,000

An opportunity to acquire this four bedroom detached residence in a sought after location, within 1.2 miles of Seaford town centre and railway station with routes to London via Lewes and Brighton. The town offers a wide range of shopping facilities together with cafés, bars and restaurants. Seaford Beach is also conveniently nearby.

The property has a generous level of accommodation; the ground floor has a good size living room, study, open-plan kitchen/dining area with separate utility room, and a cloakroom.

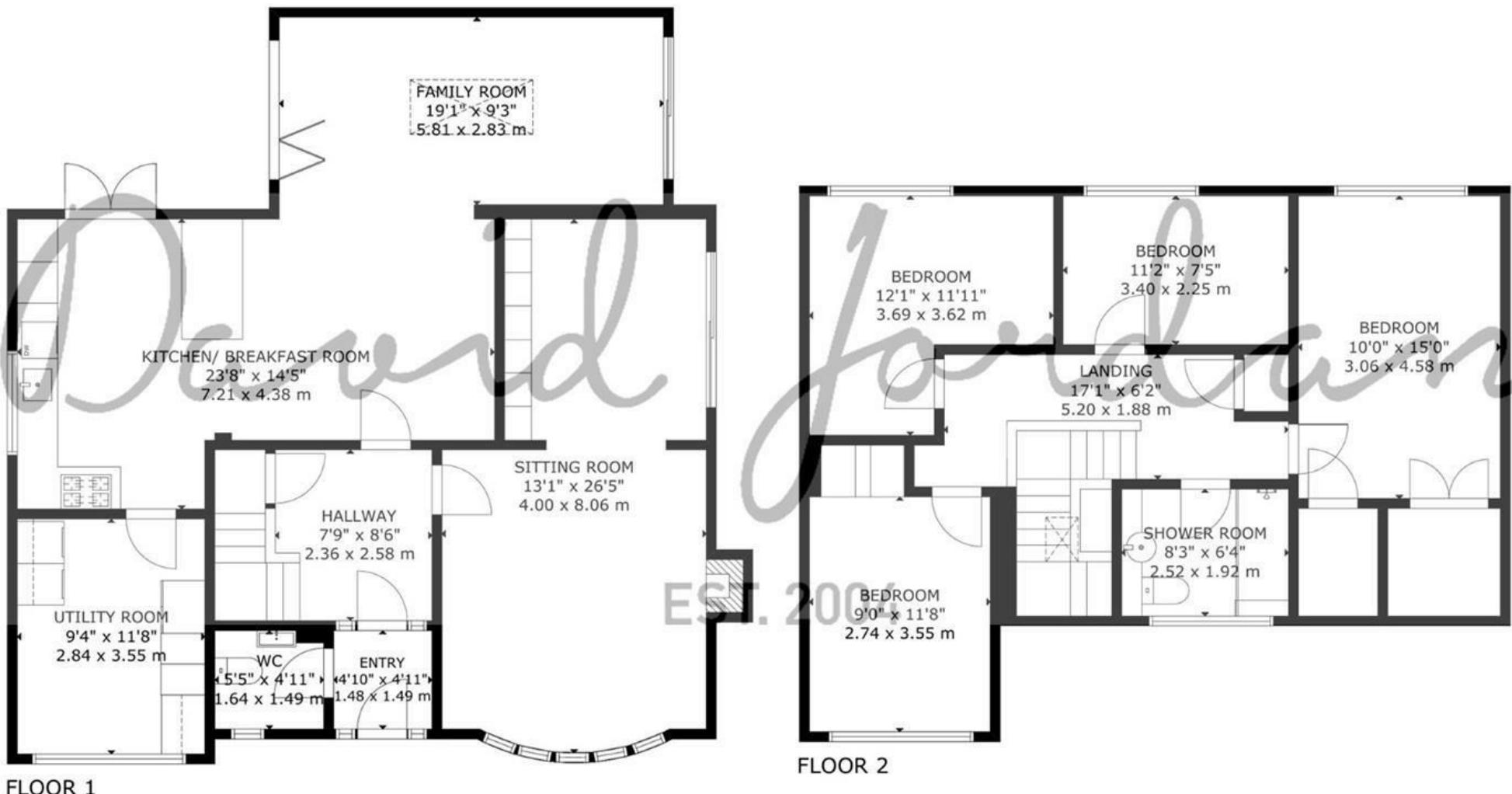
The first floor has a galleried landing with access to four bedrooms, and a well-fitted shower room.

To the front of the property there is off road parking for several vehicles. There is a nice-sized wraparound style garden which is laid to lawn, and benefits from having a patio, decked area and has well-stocked borders with mature shrubs and bushes.

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

- FOUR BEDROOMS
- DETACHED HOUSE
- SITUATED ON A QUIET ROAD CLOSE TO BUS ROUTE, LOCAL SHOPS AND SEAFORD SEAFRONT
- OPEN-PLAN KITCHEN/DINING AREA WITH SEPARATE UTILITY ROOM
- LIVING ROOM
- DOWNSTAIRS STUDY
- WELL-FITTED FAMILY SHOWER ROOM
- WRAPAROUND-STYLE GARDEN
- OFF ROAD PARKING FOR SEVERAL VEHICLES





**GROSS INTERNAL AREA**

**TOTAL: 171 m<sup>2</sup>/1,840 sq ft**

**FLOOR 1: 100 m<sup>2</sup>/1,074 sq ft, FLOOR 2: 71 m<sup>2</sup>/766 sq ft**

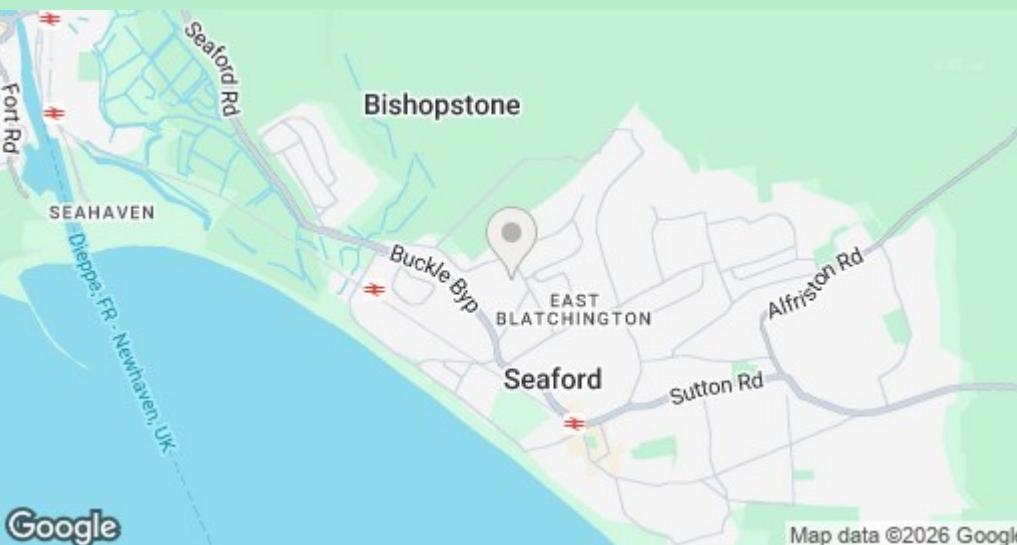
**SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY**



## 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.

01323 898414

[sales@davidjordan.co.uk](mailto:sales@davidjordan.co.uk)

[davidjordan.co.uk](http://davidjordan.co.uk)

*David Jordan*

EST. 2004