

28 CROWN HILL, SEAFORD, BN25 2XJ

£850,000

An attractive detached flint-fronted residence with spacious gardens, set in a prime position backing onto the first fairway of Seaford Golf Course.

Occupying a generous plot at the head of a quiet close this elegant four bedroom home enjoys beautifully presented gardens, views over the golf course and distant sea views. With brick and flint elevations, a double garage and plentiful parking, this property blends curb appeal with practical family living.

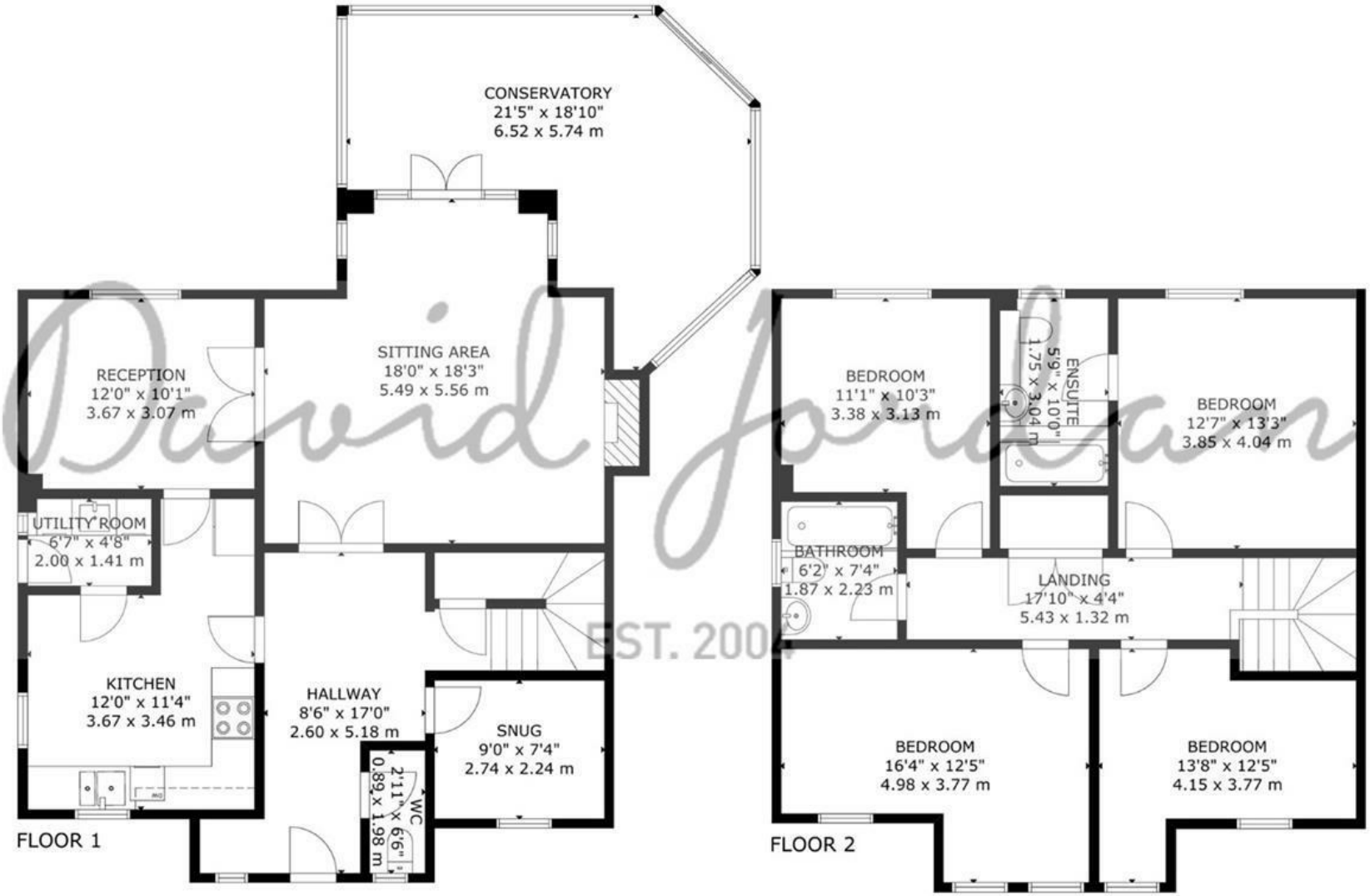
There is a good size kitchen/breakfast room, together with a convenient utility room and study/snug. The spacious sitting room opens nicely into both the dining space and conservatory.

Situated approximately one and half miles from Seaford town centre, with its variety of independant shops, cafe's restaurants and mainline railway station with routes to Brighton and London.

- EXECUTIVE DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- BACKING ONTO SEAFORD GOLF COURSE
- FAMILY BATHROOM AND EN-SUITE TO MAIN BEDROOM
- LARGE PLOT WITH GARDENS TO FRONT, SIDE AND REAR
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM WITH CONVENIENT UTILITY ROOM
- CONSERVATORY
- DETACHED DOUBLE GARAGE







David Jordan
EST. 2004

GROSS INTERNAL AREA
TOTAL: 193 m²/2,080 sq ft
FLOOR 1: 112 m²/1,204 sq ft, FLOOR 2: 81 m²/876 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: G

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.

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