



Asking Price  
£450,000  
Freehold

## Mallett Close, Seaford

- A HIGH SPEC THROUGHOUT
- STONES THROW FROM THE SEASIDE
- SPLIT OVER MULTIPLE LEVELS
- DRIVEWAY WITH THE POTENTIAL FOR AN EV CHARGER
- OPEN PLAN LIVING
- FIVE BEDROOMS

Robert Luff & Co are delighted to offer this fantastic example of a Seaside Townhouse that offers five bedrooms, two bathrooms, a W/C located under the staircase and modern features throughout. Located on Mallett Close this property is just a stones throw away from the beach and also walking distance to the town and local schools.

This property also benefits from new double glazing, base and wall hung units, integrated fridge-freezer, dishwasher, NEFF double oven and induction hob in the kitchen. Modern gas central heating controlled Via Nest, built-in media wall, sliding patio doors that lead to a maintenance free rear-garden, double driveway with potential to install an EV Charger.

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## Accommodation

LOUNGE 25'1" x 13'8" (7.67 x 4.17)

KITCHEN 8'2" x 8'0" (2.51 x 2.44)

BEDROOM ONE 13'8" x 10'7" (4.17 x 3.25)

EN-SUITE 8'0" x 5'1" (2.46 x 1.57)

BEDROOM TWO 13'8" x 8'7" (4.17 x 2.64)

BEDROOM THREE 10'0" x 8'0" (3.07 x 2.44)

BEDROOM FOUR 8'7" x 8'0" (2.64 x 2.44)

BEDROOM FIVE 6'9" x 6'0" (2.06 x 1.85)

BATHROOM 8'0" x 5'8" (2.44 x 1.75)

28 Blatchington Road, Hove, East Sussex, BN3 3YU

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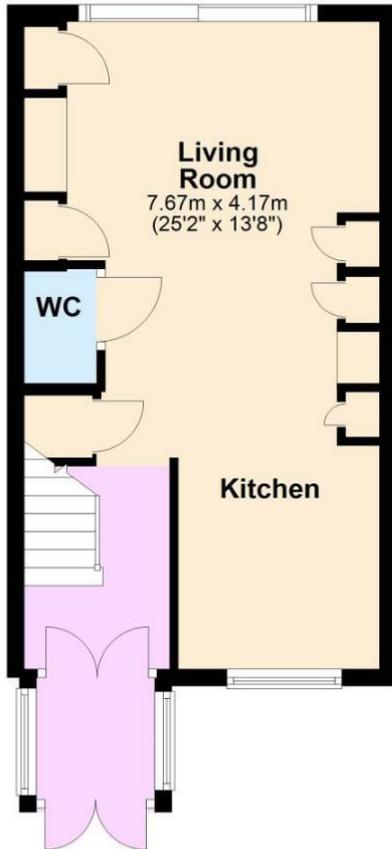


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# Floorplan

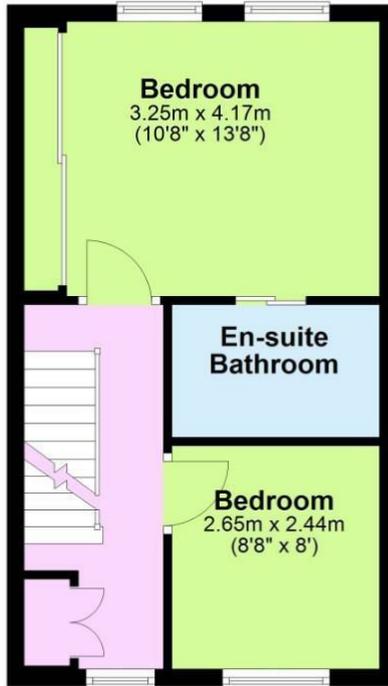
## Ground Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



## Second Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



Total area: approx. 100.6 sq. metres (1082.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.