



4 FIRLE GRANGE, SEAFORD, EAST SUSSEX, BN25 2HD

£699,950

Built in 1993 this attractive and well presented detached residence, situated in this sought-after location within an elite development of executive-style houses. The town centre, with its wide range of shopping amenities and railway station, is approximately one and a quarter miles distant.

Seaford golf course and excellent countryside walks over the South Downs National Park are within easy reach.

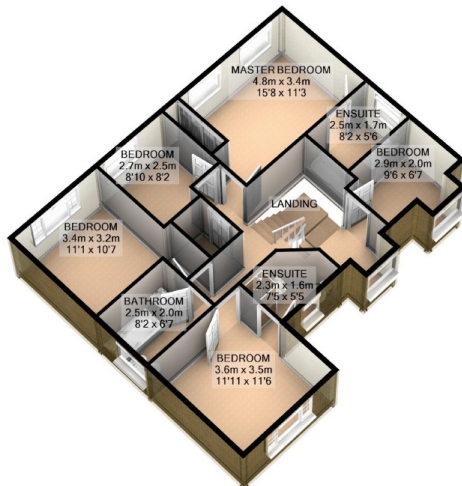
The property offers spacious accommodation including reception hall, sitting room with double doors to the separate dining room, study, kitchen/ breakfast room and utility room. The staircase and galleried landing on the first floor lead to the five bedrooms; two of which have en suite facilities.

Adjacent to the property is the detached double garage, approached via twin up-and-over doors. Gated side access leads to the Southerly aspect enclosed rear garden which is mainly laid to lawn, with established shrubs and decked areas.

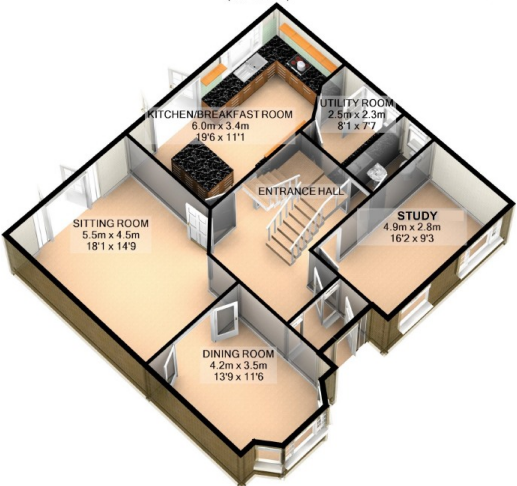
- DETACHED FAMILY RESIDENCE
- FAVOURED LOCATION
- SITTING ROOM
- STUDY
- CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- FIVE BEDROOMS
- EN SUITE BATHROOM
- EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- DETACHED DOUBLE GARAGE
- AMPLE OFF ROAD PARKING
- ENCLOSED SOUTHERLY ASPECT REAR GARDEN
- DOUBLE GLAZED
- GAS CENTRAL HEATING







1ST FLOOR
APPROX. FLOOR
AREA 81.5 SQ.M.
(877 SQ.FT.)

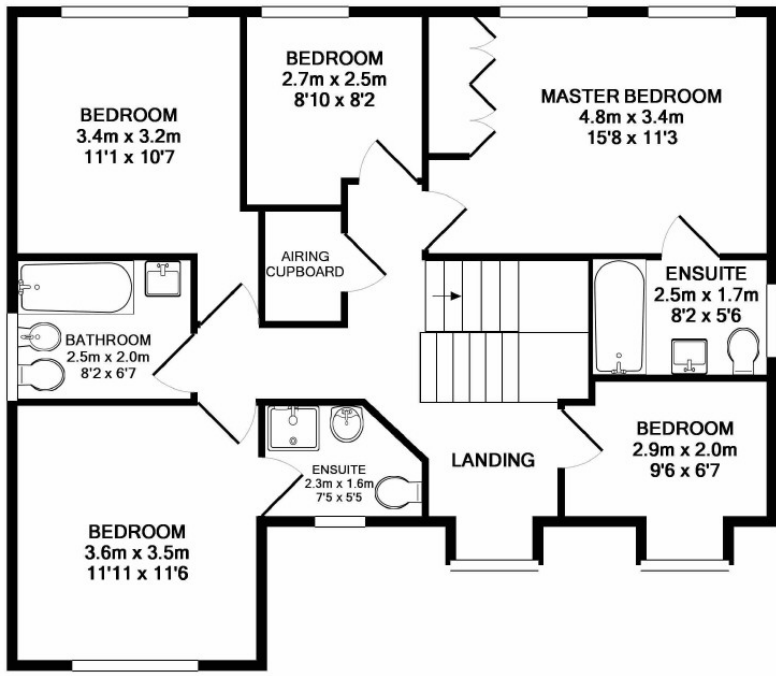
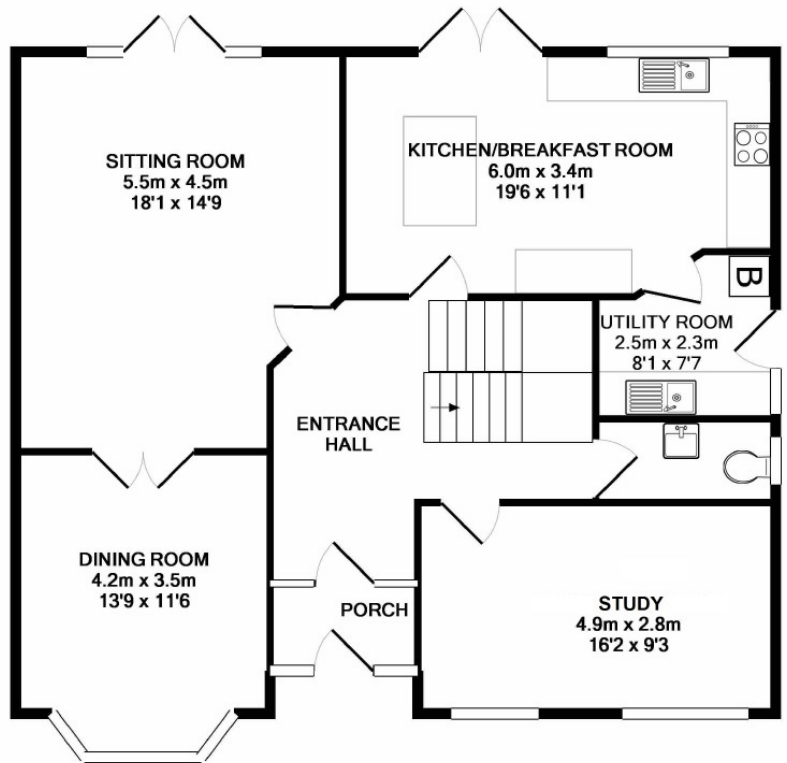


GROUND FLOOR
APPROX. FLOOR
AREA 120.8 SQ.M.
(1301 SQ.FT.)

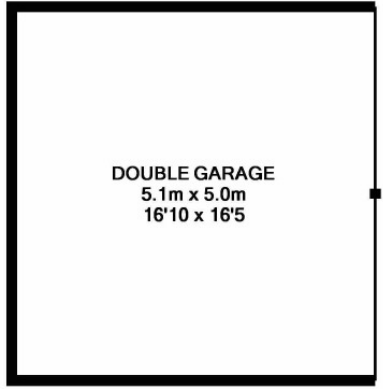


4 FIRLE GRANGE SEAFORD
TOTAL APPROX. FLOOR AREA 202.3 SQ.M. (2178 SQ.FT.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Ground Floor

Entrance door to:
 ENTRANCE PORCH
 Radiator. Double glazed windows. Door to:
 INNER HALL
 Stairs to first floor landing. Radiator. Two under stair storage cupboards. Laminate flooring.
 Door to:
 DINING ROOM
 Double glazed bay window to front. Radiator. Double doors to:
 SITTING ROOM
 Double glazed window and door leading to rear garden. Radiator. Gas fire with decorative surround.
 KITCHEN/BREAKFAST ROOM
 Range of modern matching wall, drawer and base cupboards. Double Baumatic eye level oven, space for elevated microwave. Worktop incorporating sink and drainer unit and five ring Baumatic gas hob with cooker hood above. Integrated fridge, freezer and dishwasher. Island with additional storage cupboards. Double glazed window and door to rear garden. Radiator. Tiled splash back and floor. Door to:
 UTILITY ROOM
 Wall mounted Baxi boiler. Range of modern matching wall, drawer and base cupboards. Worktop incorporating sink and drainer unit. Space for washing machine, tumble dryer and fridge freezer. Tiled floor. Radiator. Double glazed window and door to side.
 STUDY
 Double glazed windows to front. Radiator. Electric consumer unit. Hatch to loft.
 CLOAKROOM
 Pedestal wash hand basin with tiled splash back. Low level W.C. Tiled floor. Radiator. Double glazed window to side.

First Floor

FIRST FLOOR LANDING
 Double glazed window to front. Radiator. Hatch to main loft. Airing cupboard housing 'Boilermate' hot water tank. Door to:
 BEDROOM ONE
 Double glazed windows overlooking rear garden. Fitted wardrobes. Radiator. Door to:
 ENSUITE BATHROOM
 White suite comprising low level W.C, pedestal wash basin, panel bath with mixer tap and shower attachment. Tiled floor and walls. Radiator. Extractor fan. Double glazed window to side.
 BEDROOM TWO
 Fitted wardrobes. Wood framed double glazed window to front. Radiator. Door to:
 ENSUITE SHOWER ROOM
 Shower cubical with wall mounted shower. Low level W.C. Vanity unit with wash basin. Tiled floor. Part tiled walls. Extractor fan. Radiator. Double glazed window to front.
 BEDROOM THREE
 Radiator. Double glazed window overlooking rear garden.
 BEDROOM FOUR
 Double glazed window overlooking rear garden.
 BEDROOM FIVE
 Double glazed window to front. Radiator.
 FAMILY BATHROOM
 White suite comprising low level W.C, beday, pedestal wash basin and panelled bath with mixer tap and shower attachment. Tiled walls. Tiled floor. Radiator. Extractor fan. Double glazed window to side.

Outside

SOUTHERLY ASPECT SECLUDED REAR GARDEN
 Mainly laid to lawn with gated access both sides to front. Areas of decking, mature shrubs and trees.
 DETACHED DOUBLE GARAGE
 Pitched roof providing high level storage. Light and power. Accessed via up and over doors.
 FRONT GARDEN
 Tarmack drive-in providing off road parking for several vehicles.





COUNCIL TAX BAND

Local Authority: Lewes District
Council. Tax Band: G

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating D.
Environmental Impact Rating D.

DISCLAIMER

Money Laundering Regulations 2007: 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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EST. 2004