



## Blue Haze Avenue Seaford

**Offers in excess of £375,000**

An attractive Georgian style Freehold mid-terraced family home with bay windows in a sought after neighbourhood. The property was recently extended by means of a loft conversion which created a large main bedroom with a floor to ceiling picture window and an en-suite shower room.

The accommodation comprises a spacious living/dining room, kitchen, four bedrooms, en-suite shower room and a family bathroom. Front and private rear gardens and a garage in nearby block of garages.

The property is near countryside walks and foot paths with the local bus route a few yards away. Local schools are also nearby and Seaford town centre with its range of amenities, shops and mainline railway station is about 1.5 miles away.



# Blue Haze Avenue Seaford

## Entrance Hall

The entrance hall allows access to the living room and stairs leading to the first floor landing.

## Lounge/Dining Room

A large and spacious lounge with a bay window overlooking the front garden and a public green space with trees. A separate dining area with French doors leading to a terrace patio ideal for al fresco dining and entertainment in the rear garden. Door leading to the under stair storage space.

## Kitchen

A modern light and airy kitchen with a window and a glazed door leading to the terrace in the rear garden. The kitchen is fitted with an integrated dishwasher, fridge/freezer, electric oven and electric hob with a cooker hood. Space for an undercounter washing machine.

## First Floor Landing

### Bedroom Two

This is a large double bedroom with a bay window and a built-in wardrobe. Overlooking the front garden and a small public green and trees.

### Bedroom Three

A spacious double bedroom with a window overlooking the rear garden. Built-in wardrobe. Now set up as a home office.

### Bedroom Four

This bedroom is now set up as nursery and has a window overlooking the front garden.

### Family Bathroom

A good sized family bathroom fitted with a bath with an overhead shower, basin and toilet. A large window makes the bathroom light and bright.

## Second Floor Landing

### Main Bedroom

The spacious main bedroom is part of a loft conversion carried out about 2.5 yrs ago. The room has a lovely picture floor to ceiling window overlooking roof tops and farm land further afield. Two South facing Velux windows allow further light to flood in. Built-in wardrobes and a door leading to an en-suite shower room.

### En-Suite Shower Room

A beautiful modern newly fitted shower room comprising of a walk in shower, basin and toilet.

## Parking

Garage off site.

## Garden

The front garden is laid to lawn and the fenced in rear garden has a raised decked patio area perfect for al fresco dining. A gate leads to the garage in a block of garages.

## Sundries

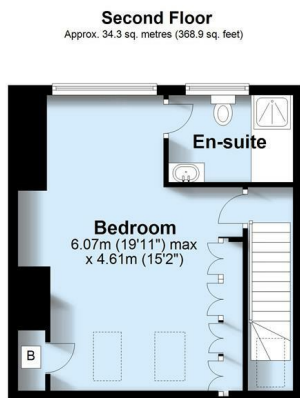
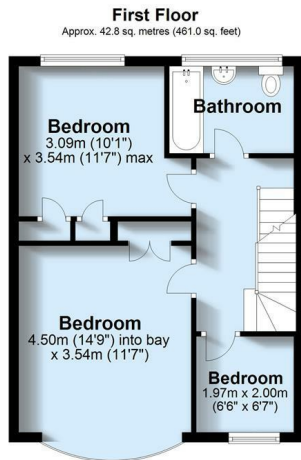
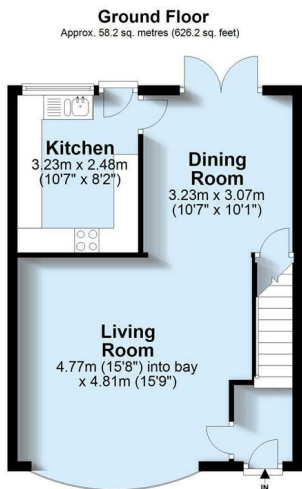
Loft - Boarded  
Electric Meter box - Under stair  
Gas Meter box - Under stair  
Boiler - Installed during 2021

## Council Tax

Tax Band D  
Approx: £2189.23 pa

## Floor Plan

This plan and the dimensions are for information purposes only and may not be to scale and representative of the property.



Total area: approx. 135.3 sq. metres (1456.1 sq. feet)  
Please note these plans are for identification purposes only and may not be to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
75	85

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

England & Wales 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) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



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