



Lexden Road Seaford

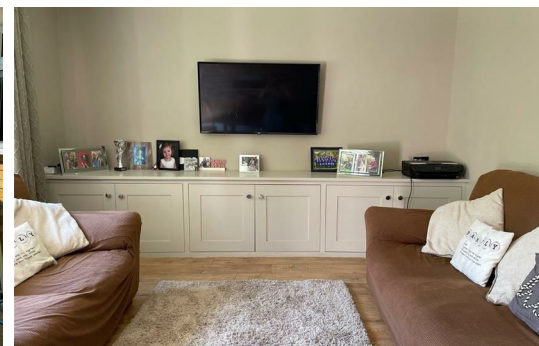
Offers in excess of £550,000

A very attractive and spacious Freehold detached family home with kerb appeal situated in a favoured area.

This extended five bedroom family home also offers two reception rooms, two modern bathrooms, a modern kitchen, a garage, two off-road parking spaces and a large private rear garden. Conveniently 'Bedroom Two' with family bathroom on the ground floor.

The property also benefits from an EV charging point, built-in wardrobes in bedrooms and since the current owners purchased the property the boiler, radiators, windows and electrics have all been updated.

The delightful rear garden is a particular feature of the property and offers seating and lawned areas with well stocked borders.



Lexden Road Seaford

Entrance Hall

The spacious entrance hall leads to all ground floor rooms and gives access to under stair storage.

Lounge

The light and airy lounge is of a good size with a large window overlooking the front garden.

Sitting and Dining Room

This is a perfect family room with French doors opening up into the rear garden. Low level storage cupboards are fitted to one wall.

Bedroom Two

A good sized double bedroom located on the ground floor adjacent to the family bathroom.

Kitchen

The kitchen has been recently modernised with lots of cupboard space, worktops and has a large window overlooking the rear garden. The kitchen is fitted with two ovens, gas hob, two undercounter integrated fridges, dishwasher and space for an undercounter washing machine.

Family Bathroom

A modern walk-in shower room with a toilet and basin, adjacent to bedroom two.

First Floor Landing

Main Bedroom

The main bedroom is located on the first floor. It is spacious light and airy and is fitted with built-in wardrobes. A large window overlooks the rear garden.

Bedroom Three

This is a double bedroom with fitted built-in wardrobes and a window overlooking the front garden.

Bedroom Four

A bedroom fitted with built-in wardrobes and a window overlooking the rear garden.

Bedroom Five

A bedroom fitted with built-in wardrobes and a window overlooking the front garden.

Family Bathroom

A lovely bathroom which was recently fully modernised, tiled to ceiling height and fitted with a P-shaped bath, overhead shower, toilet and basin.

Loft

Loft ladder, partly boarded and electric light.

Parking

Garage and two off-road parking spaces.
EV Charging Point

Garden

Front - lawn and borders
Rear - a large private garden

Council Tax & Meters

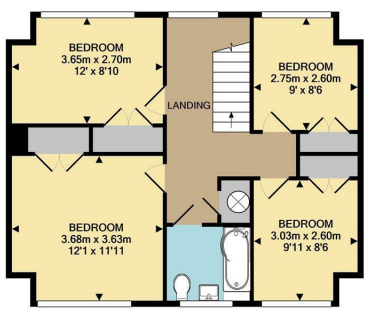
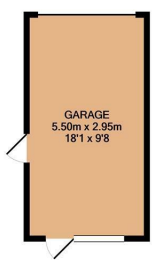
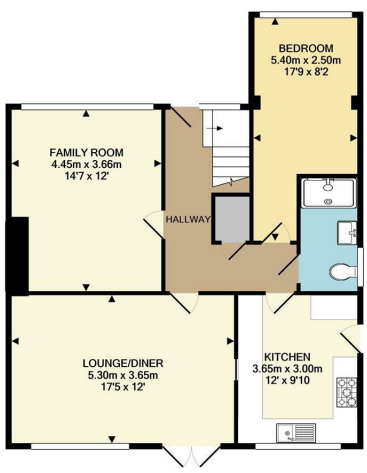
Tax Band E - Approx. £2644.89 pa
Elec Meter Box - G Floor Bedroom
Gas Meter Box - Outside Front Door

Floor Plan

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

Mobile Reception, Broadband & WiFi Speed

Buyers have to rely on their own searches and surveys and by checking Ofcom and Openreach internet sites



TOTAL APPROX. FLOOR AREA 153.2 SQ.M. (1649 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-101) 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	
	85
	69

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	



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