



## Tide Mills Way Seaford

**Offers in excess of £425,000**

Beautifully situated in a quiet gated community, a short walk from the Esplanade and beaches. Viewing is highly recommended to appreciate the size, orientation and location this property offers.

The Freehold semi-detached property comprises 4 bedrooms, a family bathroom and an en-suite plus two further guest toilets, a large lounge, modern kitchen and dining room, utility room and two private garden patios perfect for private alfresco dining and entertaining.

The property is within a short walk from Bishopstone train station, local Brighton/Eastbourne bus services and local routes.

The A26/A27 are within easy reach providing access to Brighton, Gatwick Airport and the national motorway network. The Newhaven to Dieppe ferry port is also within close proximity.



# Tide Mills Way Seaford

## Porch

Storage cupboard and electric meter cupboard.

## Entrance Hall

Cloak cupboard, access to guest toilet and the utility/laundry room.

## Bedroom Two

This is a spacious double bedroom with a large window overlooking the front garden and is located on the entrance floor.

## Guest WC x 2

The Guest WC located on the entry floor level has a tiled floor with a white toilet and basin suite.

A further Guest WC is located on the garden floor landing and has a white suite comprising of a toilet, hand wash basin and vanity unit.

## Utility Room

The laundry room has a tiled floor and plumbed for a washing machine and sink. It is fitted with a washing machine and dryer, worktop and storage unit.

## Garden Floor Landing

The airing cupboard is located at this level.

## Lounge

The lounge is a large spacious room with two sets of French doors leading to a balcony with countryside views.

## Kitchen and Dining Room

The modern kitchen has an integrated dishwasher, electric oven, gas hob with an extractor fan and space for a large freestanding fridge/freezer, lots of worktops and storage units.

A recently installed Worcester boiler is located in the kitchen.

The Dining room section has French doors leading to a private rear garden patio.

## Second Floor Landing

### Main Bedroom with En-suite Bathroom

A spacious bedroom with a walk-in wardrobe and a large window offering sea and countryside views.

The en-suite bathroom has a tiled floor with a walk-in shower, toilet, basin.

### Bedroom Three

A double bedroom with a window overlooking the private rear garden.

### Bedroom Four

This bedroom has a window overlooking the rear garden and now set up as a study.

### Family Bathroom

The family bathroom has a tiled floor with a white suite comprising a bath with overhead shower, toilet, basin with vanity units.

### Loft

Partly boarded with a drop down ladder and an electric light.

### Communal Property

The annual maintenance charge towards the upkeep of the communal property is currently standing at approx. £380 pa

### Parking

A dedicated parking space outside of the property and entitled to a further 2 visitor parking spaces within the development.

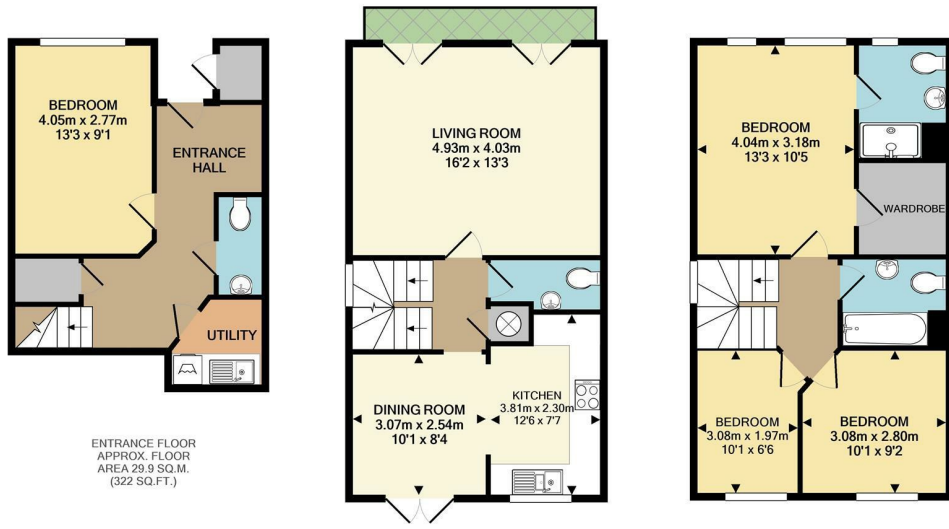
### Garden

The property has a front and private rear garden. Side entrance gives access to the rear garden.

Front garden - the gas meter is located in the front garden outside the front door.

### Floor Plan

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



| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
| 77                       | 87        |

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
| B  | A         |



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