



## 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.

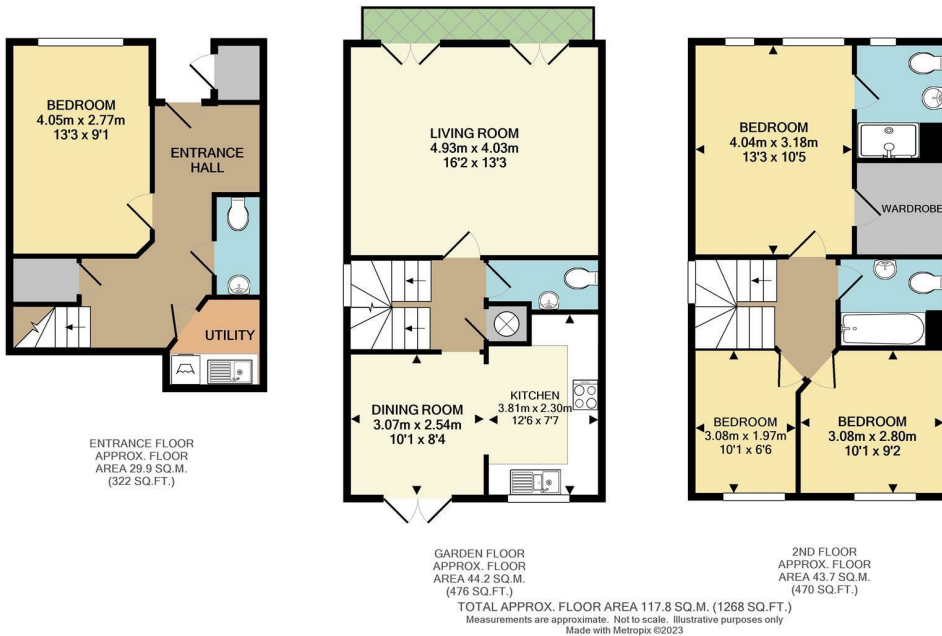
### Garden

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

Very energy efficient - lower running costs

Very environmentally friendly - lower CO2 emissions

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
C	A

Very environmentally friendly - lower CO2 emissions

EU Directive 2002/91/EC