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Willow Drive Seaford

Offers in the region of £495,000

This is a lovely spacious bright and airy Freehold detached family home located in a sought after area.

The detached family home offers good proportioned rooms and the accommodation comprises four bedrooms, a good size lounge, good size dining room, four double bedrooms, main bedroom with en-suite shower room, modern kitchen, family bathroom, separate WC, integrated garage with off road parking.

The private rear garden is well stocked and easy to maintain.

The property is situated within close proximity to lovely country walks, near to the Brighton/Eastbourne bus routes, local bus routes and to the local schools.



Willow Drive Seaford

Hall way

Spacious hall way - Stairs lead to the first floor and doors lead to the lounge and dining room.

Lounge

A spacious and airy lounge with a window overlooking the front garden. Double glass doors leads to the dining room. Radiator.

Dining Room

Spacious light and airy. The dining room has sliding doors which leads to the private rear garden. Radiator.

Guest WC

Kitchen Diner

A large window lets lots of natural light into the kitchen and overlooks the private rear garden. A good number of storage units and worktops with spaces for a freestanding fridge/freezer, cooker, fridge and washing machine. The back door leads to the private rear garden. Radiator. Space for a kitchen table.

First Floor Landing

Airing cupboard.

Main Bedroom with En-Suite Shower room

Double Bedroom with a large window overlooking the front garden. Built-in wardrobe. Radiator . The en-suite shower room comprises of a wash basin, toilet, shower cubicle, mirror with light and shaving point, Ceiling height tiling.

Bedroom Two

Double bedroom with a large window overlooking the rear garden. Radiator.

Bedroom Three

Double bedroom overlooking the rear garden. Radiator.

Bedroom Four

Double bedroom with a window overlooking the front garden.

Family Bathroom

Ceiling height tiling.
Wash basin, toilet and bath with an overhead shower. Radiator.

Loft

Loft is partially boarded with a drop down ladder and electric light.

Outside

Front garden and a private rear garden with a shed.

Parking

Integrated garage with off road parking.
Boiler located in garage.

Council Tax

Tax Band E
Approx: £3060 pa

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



20 Willow Drive, BN25 4BZ

Approximate Gross Internal Floor Area = 156.86 sq m / 1689 sq ft

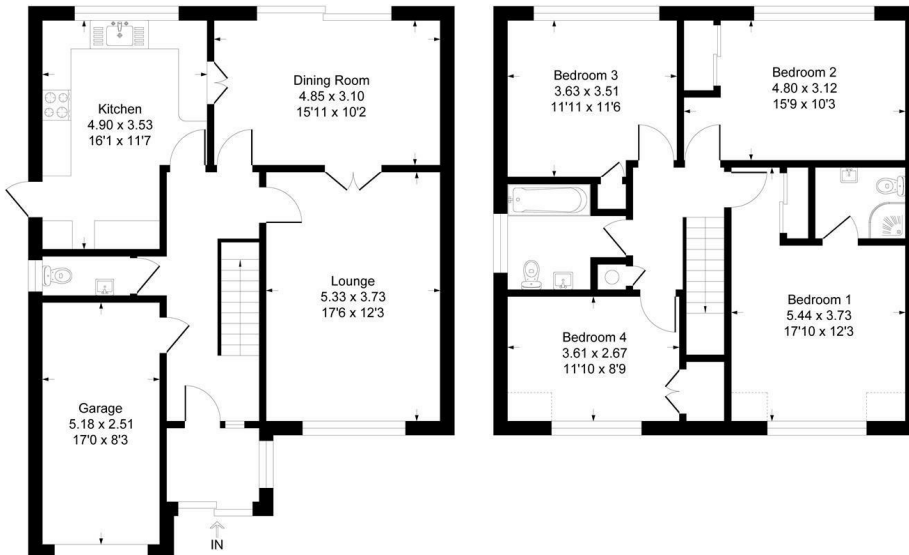


Illustration for identification purposes only, measurements are approximate, not to scale

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| 84 | 70 | | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |