



10 ROYAL DRIVE, SEAFORD, EAST SUSSEX, BN25 2XW

£800,000

This substantial detached residence was constructed in the early 1990s as part of an elite development of executive-style houses, and is situated in a sought-after location. Seaford town centre, with its wide range of shopping amenities and railway station, is approximately one and a half miles distant.

Seaford golf course and excellent countryside walks over the South Downs National Park are located nearby.

Accommodation includes a southerly aspect 23ft long sitting room which has access to the rear garden and to the separate 16ft long dining room via double doors. From the kitchen/breakfast room a door leads to the adjoining utility room, which in turn has access to an integral double garage. There is also a cloakroom and study. On the first floor is a feature galleried landing providing access to the master bedroom with en suite, three further bedrooms and a family bathroom.

Other features and benefits include good size Southerly aspect rear garden, double glazing, full fibre broadband to the property, EV Charger. gas central heating, cavity wall insulation and a double garage.

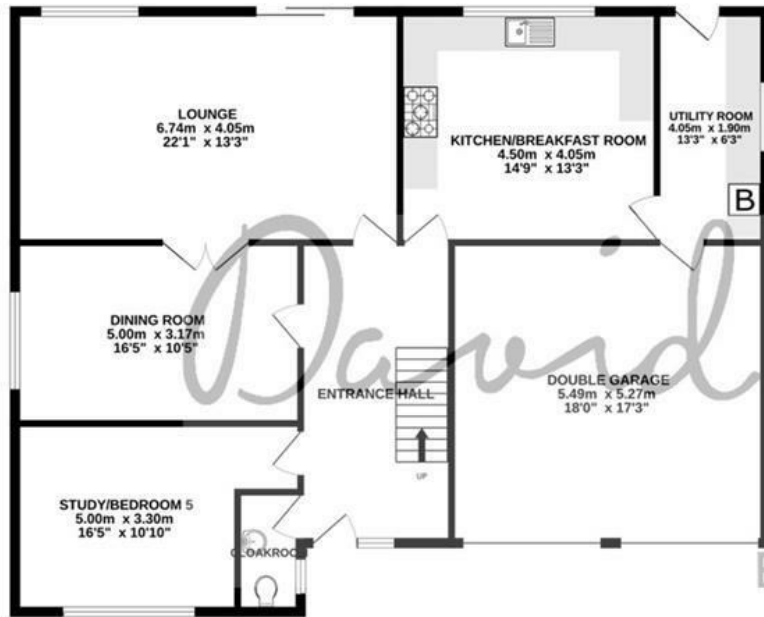
- FOUR DOUBLE BEDROOM DETACHED RESIDENCE
- STUDY/BEDROOM FIVE
- FAMILY BATHROOM, EN-SUITE BATHROOM AND CLOAKROOM
- KITCHEN/BREAKFAST ROOM AND UTILITY ROOM
- SITTING ROOM AND SEPARATE DINING ROOM
- SOUTHERLY ASPECT REAR GARDEN
- OFF ROAD PARKING FOR TWO VEHICLES AND DOUBLE GARAGE
- FULL FIBRE BROADBAND TO THE PROPERTY
- GAS CENTRAL HEATING, DOUBLE GLAZED AND CAVITY WALL INSULATION
- SEAFORD TOWN CENTRE, WITH ITS WIDE RANGE OF SHOPPING AMENITIES AND RAILWAY STATION, IS APPROXIMATELY ONE AND A HALF MILES DISTANT



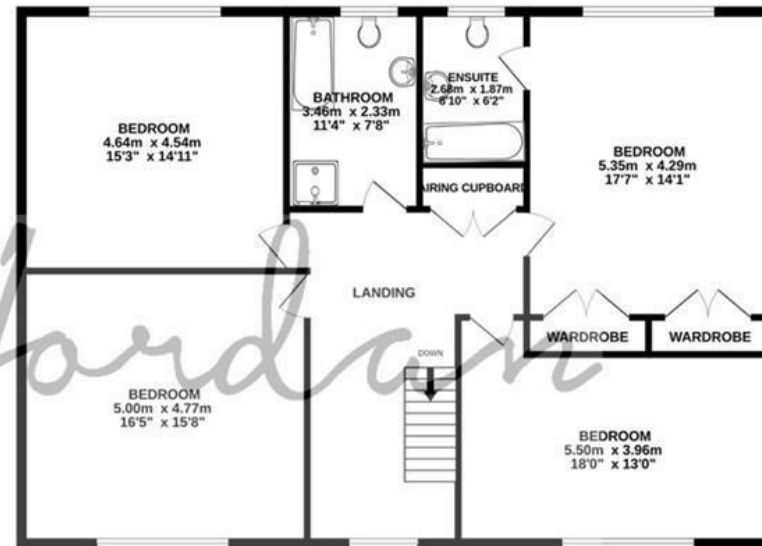




GROUND FLOOR  
128.4 sq.m. (1382 sq.ft.) approx.



1ST FLOOR  
122.4 sq.m. (1317 sq.ft.) approx.



EST. 2004

10 ROYAL DRIVE SEAFORD

TOTAL FLOOR AREA : 250.7 sq.m. (2699 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Ground floor

### ENTRANCE HALL

Double glazed entrance door and window to front. Stairs to first floor. Radiator. Under stairs store cupboard.

### CLOAKROOM

Close coupled WC. Wall-mounted wash basin. Radiator. Double glazed window to front.

### SITTING ROOM

Double glazed window and patio door to rear. Radiator. Fireplace with decorative surround. Double doors to:-

### DINING ROOM

Double glazed window to side. Radiator.

### KITCHEN/BREAKFAST ROOM

Range of wall and base units. Mistral work surface with inset one and a half bowl sink unit with waste disposal. Space for range style cooker and American style fridge freezer. Integrated Neff dishwasher. Double glazed window overlooking rear garden. Tiled splash back and floor.

### UTILITY ROOM

Mistral work surface with inset sink and base units beneath. Space for upright fridge freezer, washing machine and dryer. Wall-mounted Worcester-Bosch gas fired condensing boiler. Double glazed window to side and door to rear.

### STUDY

Double glazed window to front. Radiator.

## First floor

### LANDING

Double glazed window to front. Radiator. Linen cupboard housing hot water cylinder and storage space. Hatch to loft.

### BEDROOM ONE

Double glazed window overlooking rear garden. Two built in double wardrobes. Radiator.

### EN-SUITE

White suite comprising panelled bath with shower above. Close coupled WC, pedestal wash basin with medicine cupboard above. Radiator. Double glazed window. Electric heated towel rail. Part tiled walls. Extractor fan.

### BEDROOM TWO

Double glazed window to front. Radiator.

### BEDROOM THREE

Double glazed window overlooking rear garden. Radiator.

### BEDROOM FOUR

Double glazed window to front. Radiator.

### FAMILY BATHROOM

White suite comprising panelled bath, close coupled WC, pedestal wash basin with mirror, light and shaver point above. Shower cubicle. Part tiled walls. Extractor fan. Double glazed window to rear.

## Outside

### FRONT GARDEN

Part laid to lawn with shrub planting and off road parking for two vehicles. EV Charger fitted with Ohme Home Pro and tethered 8m Type 2 cable.

### INTEGRAL DOUBLE GARAGE

Accessed via up and over doors. Light and power. Electric consumer unit. Personal door to utility room.

### SOUTHERLY ASPECT REAR GARDEN

Mainly laid to lawn with paved patio and Pergola. Water feature and pond. Gated side access to front. Timber summerhouse with light and power.





## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C

## DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.



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