



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.

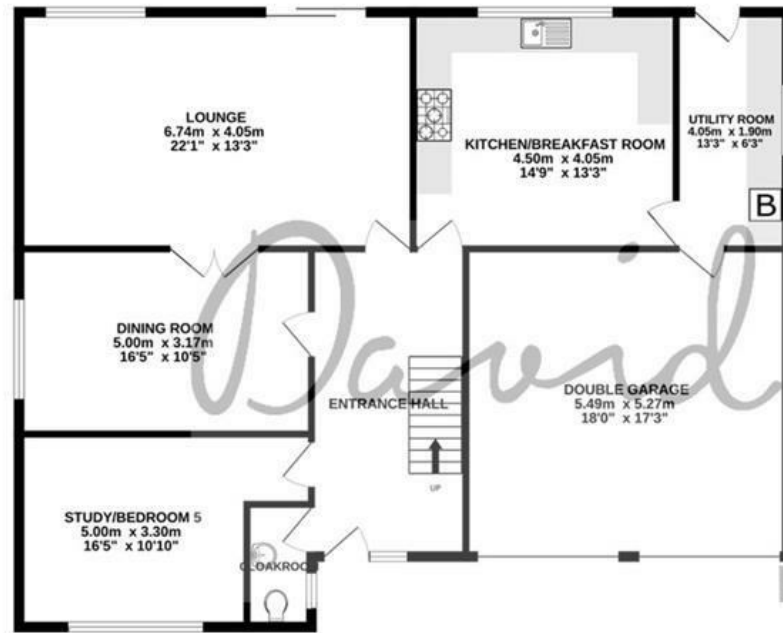
Accommodation includes a southerly aspect 23ft long sitting room which has access to the rear garden and to the separate 16ft long dining room via double doors. From the kitchen/breakfast room a door leads to the adjoining utility room, which in turn has access to an integral double garage. There is 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.

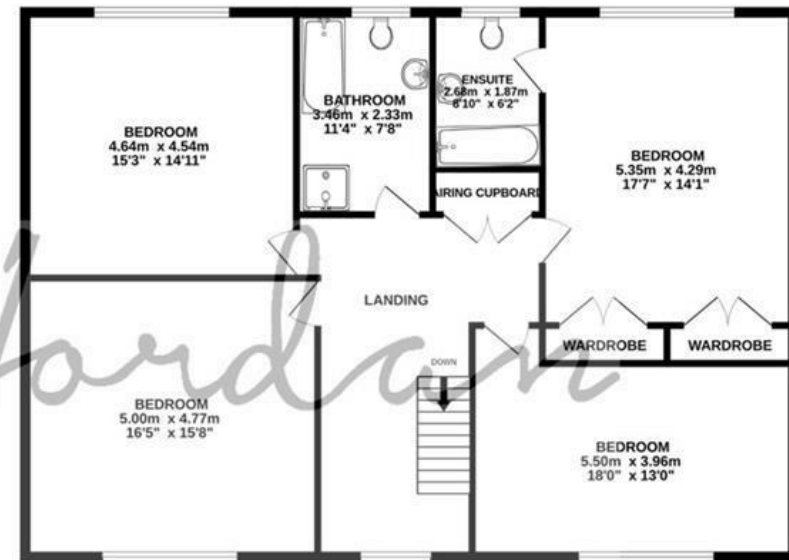
- FOUR DOUBLE BEDROOM DETACHED RESIDENCE
- STUDY/BEDROOM FIVE
- FAMILY BATHROOM, EN-SUITE BATHROOM AND CLOAKROOM
- KITCHEN/BREAKFAST ROOM AND UTILITY ROOM
- SITTING ROOM AND SEPARATE DINING ROOM
- SOUTHERLY ASPECT REAR GARDEN
- OFF ROAD PARKING FOR TWO VEHICLES AND DOUBLE GARAGE
- FULL FIBRE BROADBAND 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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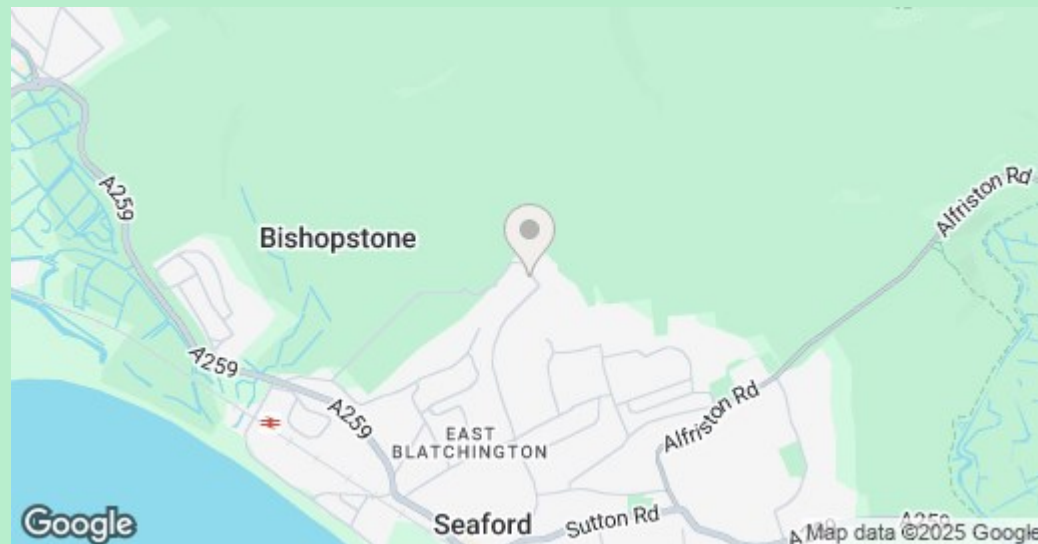
COUNCIL TAX BAND

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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