



2 SANDORE CLOSE, SEAFORD, EAST SUSSEX, BN25 3PS

£650,000

An attractive and well presented three bedroom detached house, situated in this extremely convenient and popular location just north of the A259 main road, close to Leisure Centre, parade of shops and bus routes. Seaford town centre is approximately one mile distant, whilst local primary and secondary schools are within easy reach.

The accommodation comprises good size reception hall, double aspect fully fitted kitchen and dining room area with bi-folding doors to patio and garden. There is also a separate dual aspect living room. The ground floor also has the benefit of a cloakroom and utility room which has access to the double garage.

On the first floor are three double bedrooms, refitted spacious bathroom and en-suite shower room to master bedroom.

The recently installed resin driveway, affords off-road parking for several vehicles and leads to the attached double garage. There is a gate to the side of the house leads to the southerly aspect, secluded and level rear garden.

Further benefits installed gas central heating and the windows are Upvc double glazed units.

- SPACIOUS DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- DUAL ASPECT LIVING ROOM
- UTILITY ROOM
- FAVOURED LOCATION
- QUIET CUL-DE-SAC
- PODPOINT EV CAR CHARGER
- RECENTLY INSTALLED RESIN DRIVEWAY LEADING TO THE ATTACHED DOUBLE GARAGE
- SOUTHERLY ASPECT REAR GARDEN WITH GLASS VERANDA





Ground Floor

Composite part glazed front door opening onto:

LARGE ENTRANCE HALL

Radiator. Deep under stairs storage cupboard. Panelled oak internal doors. Staircase leading to half landing, with westerly aspect double glazed window and first floor landing.

OPEN PLAN KITCHEN/DINING ROOM

KITCHEN AREA: Excellent range of contemporary wall, base and drawer units incorporating soft close doors. Granite effect work top with sink unit. Integrated fridge/freezer, dishwasher and AEG double oven. Matching centre island with ceramic hob. Aluminium bi-folding doors to southerly aspect rear garden.

DINING AREA:

Radiator. Double glazed side window and bay window to front.

LIVING ROOM

Two radiators. Double glazed window to front and rear.

UTILITY ROOM

Range of matching cupboards. Work surface incorporating single drainer sink unit. Space and plumbing for appliances. Radiator. Tiled flooring. Double glazed window to rear. Door to:

CLOAKROOM

Vanity unit incorporating wash bowl. Low suite W.C. Radiator. Double glazed window to side.

First Floor

LANDING

Deep storage cupboard with double doors. Hatch to loft.

MASTER BEDROOM

Radiator. Double glazed window to front. Door to:

EN-SUITE SHOWER ROOM

Fitted suite incorporating double width shower with sliding door. Vanity unit incorporating wash bowl. Low suite W.C. Heated towel rail. Tiled walls and flooring. Double glazed window to side.

BEDROOM TWO

Built-in wardrobe cupboards. Radiator. Double glazed window to front.

BEDROOM THREE

Radiator. Double glazed window to side.

FAMILY BATHROOM

Contemporary designed suite comprising freestanding bath tub, low suite W.C, vanity unit incorporating wash bowl. Double width shower cubicle. Tiled walls and flooring. Two heated towel rails. Double glazed side and rear windows.

Outside

SOUTHERLY ASPECT GARDEN

Principally laid to artificial lawn with flower borders and paved patio with glass veranda. Fence and wall enclosed with shrubs, small trees and fish pond.

DOUBLE GARAGE

Accessed via up and over doors. Consumer unit. Power and light. Personal door to Utility room.

FRONT AND SIDE GARDENS

Principally laid to lawn with established trees and bushes. Recently installed resin driveway. Podpoint EV Charger.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

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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