



14 WELLINGTON PARK, SEAFORD, EAST SUSSEX, BN25 4QB

£665,000



A superbly presented four-bedroom detached family situated in small close in the popular south-east corner of Seaford.

Seaford town centre with its comprehensive range of shops, restaurants, cafes and pubs & parks lies within approximately one mile. Seaford railway station provides access to Brighton, Lewes, Eastbourne & London Victoria. Bus routes along the A259 between Eastbourne and Brighton provide further connectivity which is ideal for commuters or those who frequently travel between these areas. Seaford also benefits from four primary school and an outstanding Ofsted rated secondary school, a leisure centre and uncommercialized promenade & beach.

The property offers good-sized ground floor accommodation, including an entrance hall, lounge, dining room, refitted kitchen, utility room, and cloakroom. Internal access to the double garage, which has been adapted to include a laundry area. This layout is well-suited for family living and entertaining.

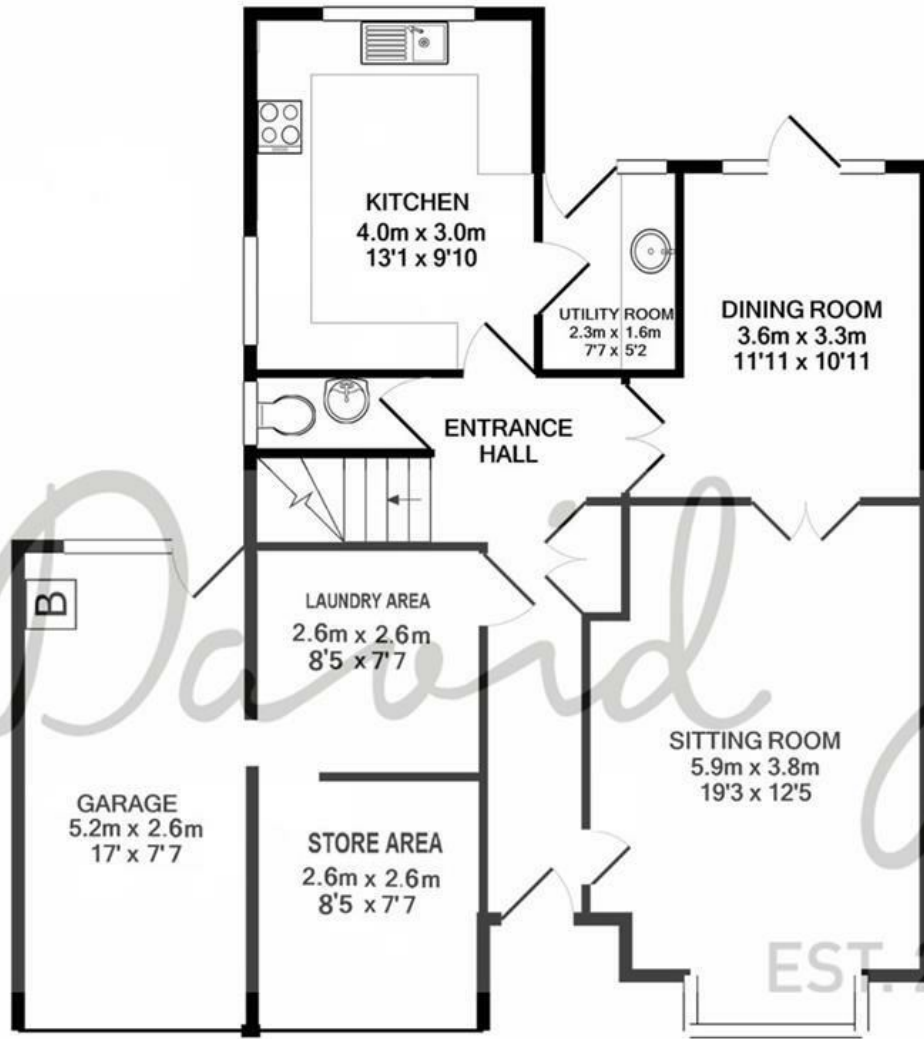
On the first floor, there are four bedrooms, with the majority featuring built-in double wardrobes. The master bedroom benefits from an en-suite bathroom. There is a family bathroom too.

Further benefits include uPVC double glazing throughout, Gas-fired central heating with a newly installed heating system in 2022, ensure comfort and energy efficiency. LVT herringbone flooring to the ground floor accommodation, ample off-road parking, an integral garage with separate storage and laundry area, and a level rear garden add practicality and outdoor space to the property.

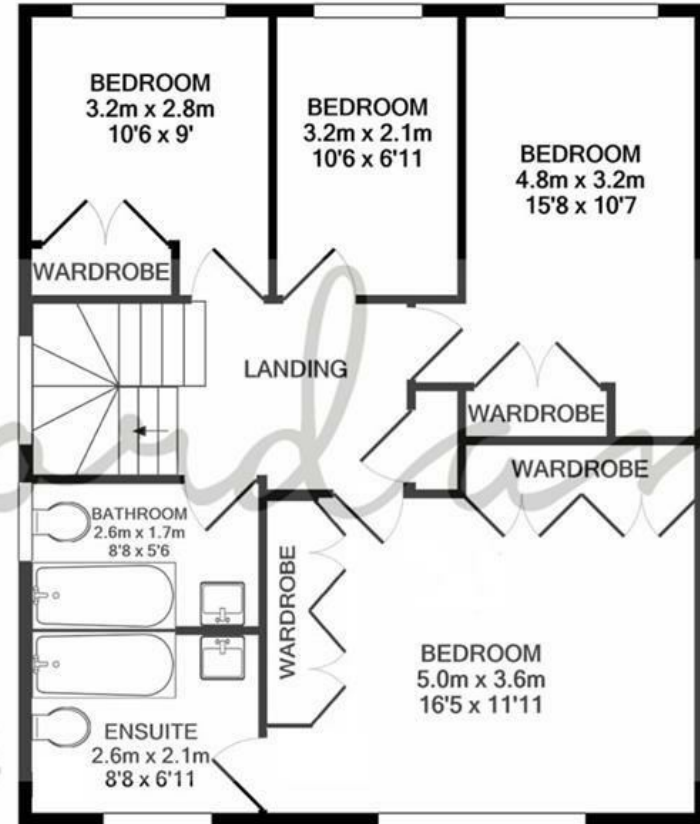
Overall, this beautifully presented property offers a combination of being conveniently located with spacious accommodation and desirable features, making it an attractive option for families or individuals looking to settle in Seaford.

- DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- KITCHEN WITH INTEGRATED APPLIANCES INSTALLED IN 2022 WITH UNDER FLOOR HEATING
- UTILITY ROOM
- LIVINGROOM
- SEPERATE DINING ROOM
- LOCATED IN THE POPULAR SOUTH EAST CORNER
- GAS CENTRAL HEATING SYSTEM RENEWED IN 2022 AND UPVC DOUBLE GLAZING
- PREVIOUS DOUBLE GARAGE HAS BEEN CONVERTED INTO A SINGLE GARAGE WITH SEPARATE STORAGE AND LAUNDRY AREA.
- OFF ROAD PARKING FOR THREE VEHICLES





GROUND FLOOR  
APPROX. FLOOR  
AREA 88.6 SQ.M.  
(953 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 67.5 SQ.M.  
(727 SQ.FT.)

14 WELLINGTON PARK SEAFORD  
TOTAL APPROX. FLOOR AREA 156.1 SQ.M. (1680 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

01323 898414

[sales@davidjordan.co.uk](mailto:sales@davidjordan.co.uk)

[davidjordan.co.uk](http://davidjordan.co.uk)

*David Jordan*

EST. 2004