



53 ALFRISTON ROAD, SEAFORD, EAST SUSSEX, BN25 3QD

£500,000



Extended, modernized, and finished to a high standard by the current homeowners. This is a surprisingly spacious detached residence with accommodation comprising of a bright and inviting full-height entrance hall, a cozy front living room with a fireplace and bay window, double bedrooms, and a guest bedroom with an en-suite shower room. The stunning kitchen/dining room boasts bi-fold doors leading to the rear garden, which offers a wonderful spacious social space. The practical utility room and family bathroom complete the ground floor. Upstairs, there are three double bedrooms, with the main suite featuring a Juliette balcony with far-reaching views, a dressing room, and an en-suite shower room. The family bathroom is also accessible from the landing.

The property offers off-road parking for two vehicles at the front, while the rear garden is spacious and mainly laid to lawn, with a decked seating area. At the bottom of the garden, you'll find an impressive multi-use 23' cabin with double glazed windows, insulation, electric points, a toilet, light, and power.

Conveniently located approximately a quarter of a mile from open countryside with scenic walking paths, this property is also close to local shops, bus services and leisure centre. Seaford town centre, beach, mainline railway station two primary schools and Seaford Head secondary school are all within approximately one mile.

- FIVE BEDROOM DETACHED FAMILY HOME WITH TWO BATHROOMS AND TWO EN-SUITES
- BEING SOLD WITH NO ONWARD CHAIN
- IMPRESSIVE MULTI-USE 23' CABIN WITH DOUBLE GLAZED WINDOWS, INSULATION, ELECTRIC POINTS, A TOILET, LIGHT, AND POWER
- EXTENDED, MODERNIZED, AND FINISHED TO A HIGH STANDARD BY THE CURRENT HOMEOWNERS
- OFF ROAD PARKING FOR TWO VEHICLES
- 27' KITCHEN/DINING ROOM WITH BI-FOLD DOORS TO GARDEN
- LOCATED WITHIN A MILE OF TWO PRIMARY SCHOOLS AND SEAFORD HEAD SECONDARY SCHOOL
- CLOSE TO LOCAL SHOP, BUS SERVICES AND LEISURE CENTRE
- MAIN BEDROOM SUITE FEATURING A JULIETTE BALCONY, DRESSING ROOM, AND EN-SUITE
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING



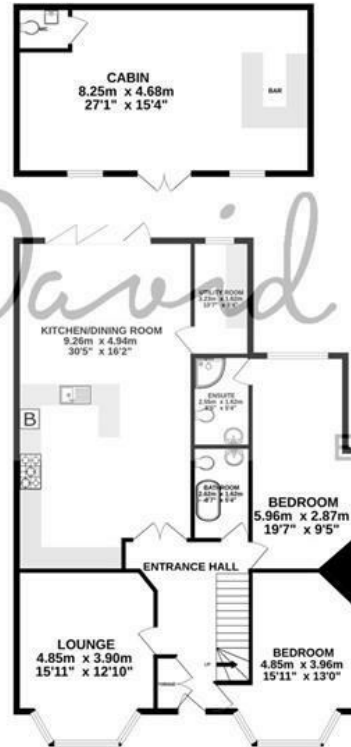








GROUND FLOOR  
157.6 sq.m. (1696 sq.ft.) approx.



1ST FLOOR  
60.4 sq.m. (650 sq.ft.) approx.



53 ALFRISTON ROAD SEAFORD

TOTAL FLOOR AREA: 218.0 sq.m. (2347 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Upon entering the property through the entrance door, you'll find yourself in a welcoming entrance hall. This space features laminate flooring and a convenient cupboard, with a staircase leading to the first floor having space for a chandelier. The ground floor bathroom has a stylish roll top bath with mixer tap and shower.

The heart of the home is the well-designed kitchen and dining area. It boasts a range of wall and base units, a five-ring gas hob with a cooker hood above, and an electric oven. Integrated appliances include a fridge freezer, and there's a practical tiled splashback and a spacious work surface with a sink and drainer. Natural light fills the room through a double glazed window to the side, light tunnels and a bi-fold door to the rear. The space is enhanced by two vertical radiators.

Adjacent to the kitchen is a practical utility room. It offers additional wall and base units, a work surface with space for under-counter washing machine and dryer, a double glazed window to the rear, an extractor fan, and another light tunnel.

On the ground floor, you'll find bedroom two, featuring a double glazed window to the rear and a radiator. This bedroom also includes an en-suite shower room, complete with a shower enclosure, close-coupled wc, and a pedestal wash basin. Tasteful tiling adorns the floor and walls, and there's an extractor fan.

The property also offers a cosy sitting room with a double glazed window to the front, a radiator, and a charming wood-burning stove with a decorative surround. Additionally, there's a study with a double glazed bay window to the front and a radiator.

Heading upstairs, you'll discover a landing illuminated by two Velux-style windows.

Bedroom one is a highlight of the first floor, featuring a Juliet balcony with double glazed doors and windows that offer delightful views of the rear garden and beyond. It comes with a radiator and an opening to a dressing area with a double glazed window and radiator. The room also has an en-suite with a shower enclosure, close-coupled wc, and wash basin. The walls and floors are partially tiled, and there's an extractor fan.

The first floor also includes bedroom three, featuring a double glazed window and radiator, as well as bedroom four, which has a double glazed window to the rear and a radiator.

Outside, the rear garden is a great space for relaxation and entertainment. It features decking with steps leading down to a well-maintained lawn. Shingle beds add character, and there's gated side access to the front. Additionally, there's a cabin with light and power, including a bar area with space for a fridge and a cloakroom with a close-coupled wc and wash basin. To the front of the property, there's off-road parking for two cars.







## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C

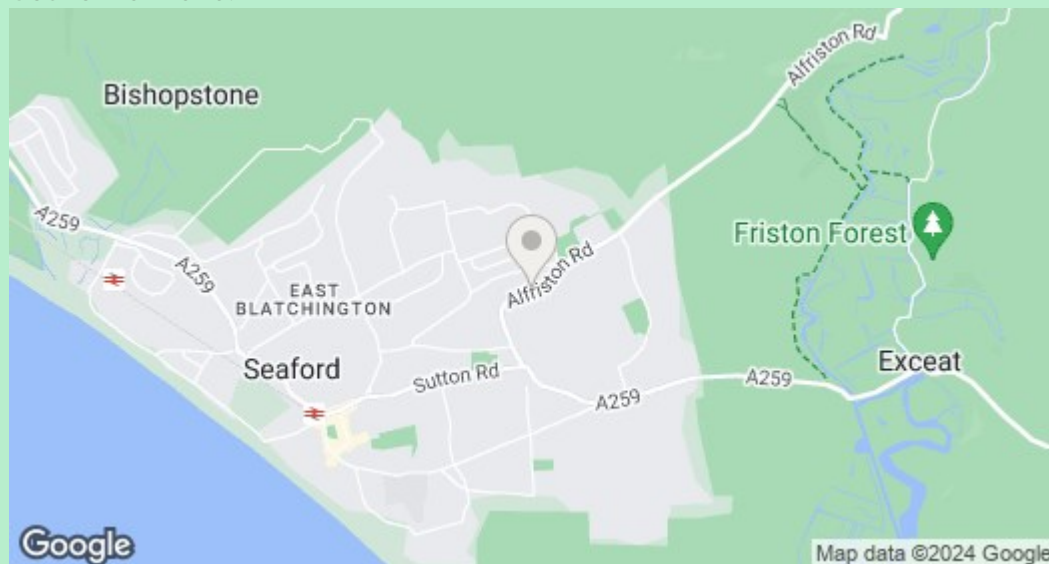
## DISCLAIMER

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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