



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.

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
- 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.



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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 herein, 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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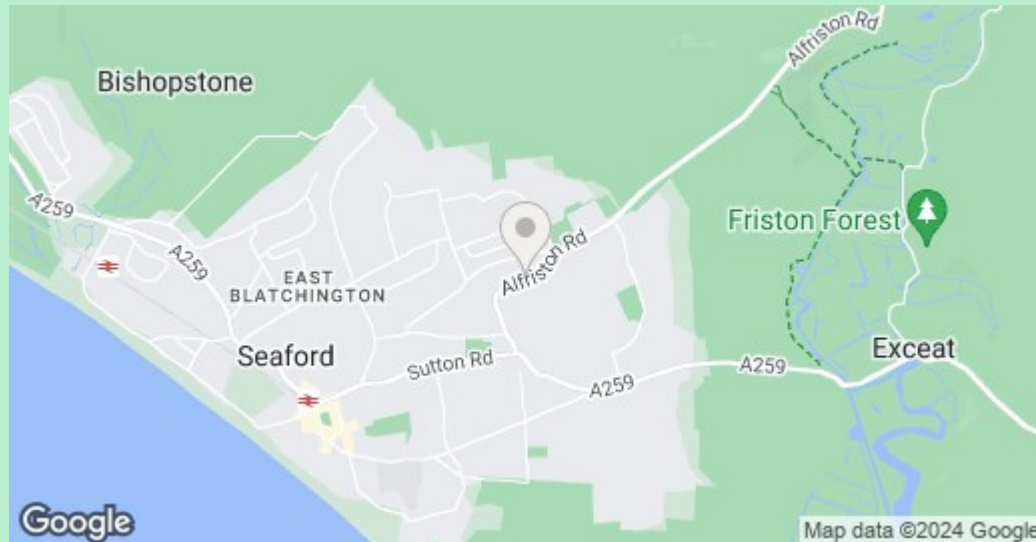
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: 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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EST. 2004