



HARTFIELD ROAD, SEAFORD, EAST SUSSEX, BN25 4PJ

£599,950

A spacious detached house situated within two thirds of a mile of Seaford town centre and railway station with routes to London and Brighton. The town centre offers a wide range of shopping facilities together with café bars/restaurants. Seaford Beach, relatively unspoilt is also conveniently nearby.

The property offers versatile accommodation, with the ground floor having a convenient cloakroom, a good sized lounge and adjoining South East aspect conservatory and rear garden. The kitchen/breakfast room has integrated appliances and plenty of space for a table and chairs. There is an additional reception room utilised as a study that could also be used as a fourth bedroom.

The first floor has a family bathroom, three good size bedrooms with the main bedroom having the benefit of a large mirror fronted walk in wardrobe cupboard.

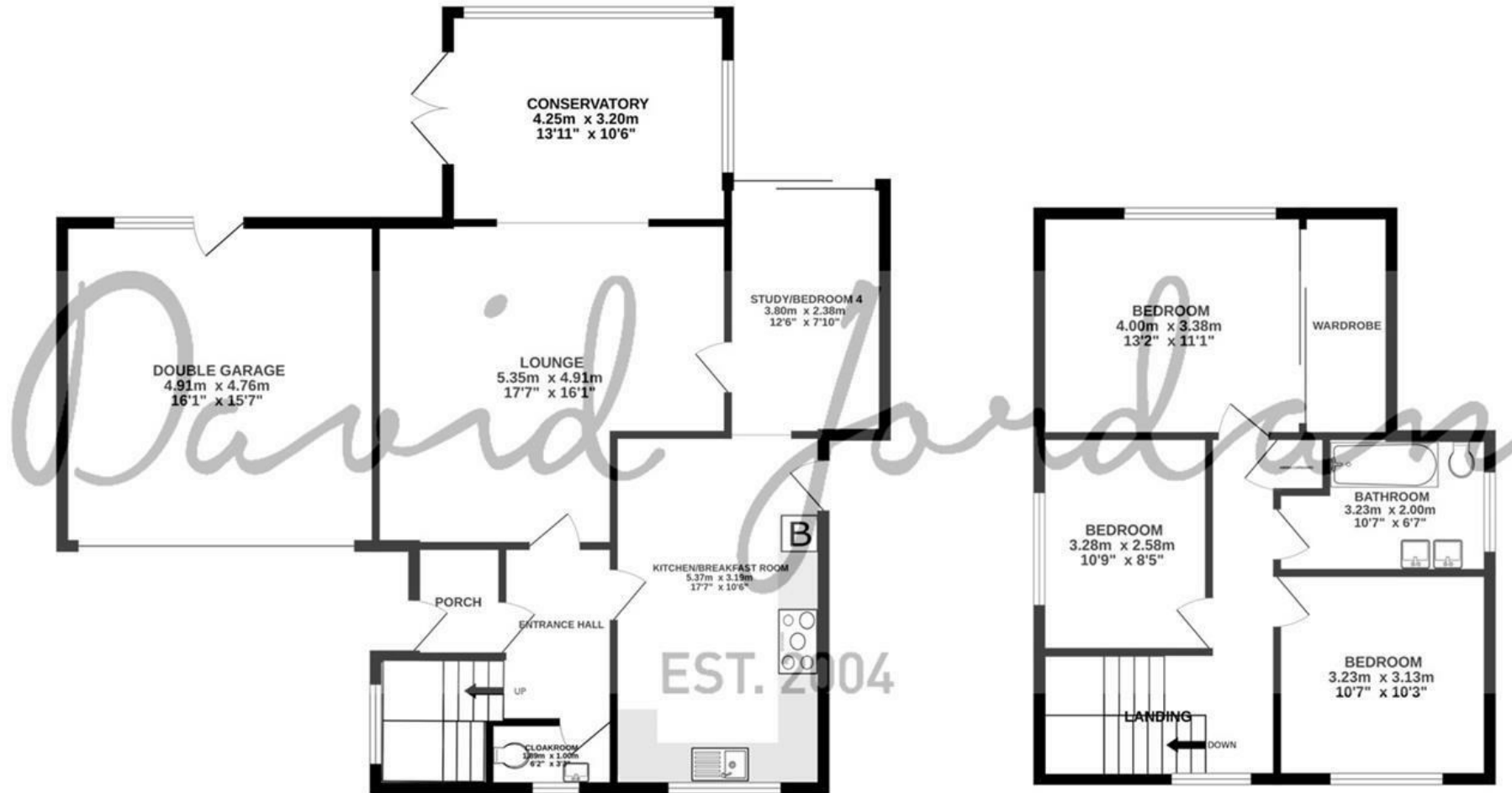
Other features and benefits include majority uPVC double glazing, gas fired heating, double garage with ample parking and a southerly aspect rear garden.

- THREE/FOUR BEDROOM DETACHED HOUSE
- SITUATED WITHIN THREE QUARTERS OF A MILE OF SEAFORD TOWN CENTRE AND RAILWAY STATION
- GOOD SIZE LOUNGE OPENING ONTO SOUTH EAST ASPECT CONSERVATORY AND REAR GARDEN
- GROUND FLOOR STUDY/POSSIBLE BEDROOM FOUR
- KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- GAS FIRED BOILER WITH RADIATORS
- DOUBLE GARAGE WITH PARKING
- SOUTHERLY ASPECT REAR GARDEN
- MAJORITY UPVC DOUBLE GLAZED



GROUND FLOOR  
98.8 sq.m. (1063 sq.ft.) approx.

1ST FLOOR  
53.7 sq.m. (578 sq.ft.) approx.



LITTLE DEAN HARTFIELD ROAD SEAFORD

TOTAL FLOOR AREA : 152.5 sq.m. (1641 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: E

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating:



## 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