



SPRING LODGE 9, NORTH CAMP LANE, SEAFORD, EAST SUSSEX, BN25 3AJ

£899,950

Spring Lodge, is an individually designed residence constructed in the middle of the 1980's. It is nestled away within a generous size plot enjoying a good degree of privacy and accessed from North Camp Lane with a sweeping private, circular driveway.

The house offers generous accommodation, arranged over two floors with a charming Swiss influence. The ground floor has a spacious reception hall which accesses the cloakroom, lounge, dining room, kitchen/breakfast room, utility room and conservatory.

The first floor has the benefit of a gallery landing, main bedroom with en-suite facility and a south aspect balcony having views to Seaford Head and a glimpse of the sea. There are three further bedrooms of a good size, the majority having built in wardrobes.

Other features and benefits include gas central heating, family bathroom, integral double garage, mature side and rear gardens with fruit trees.

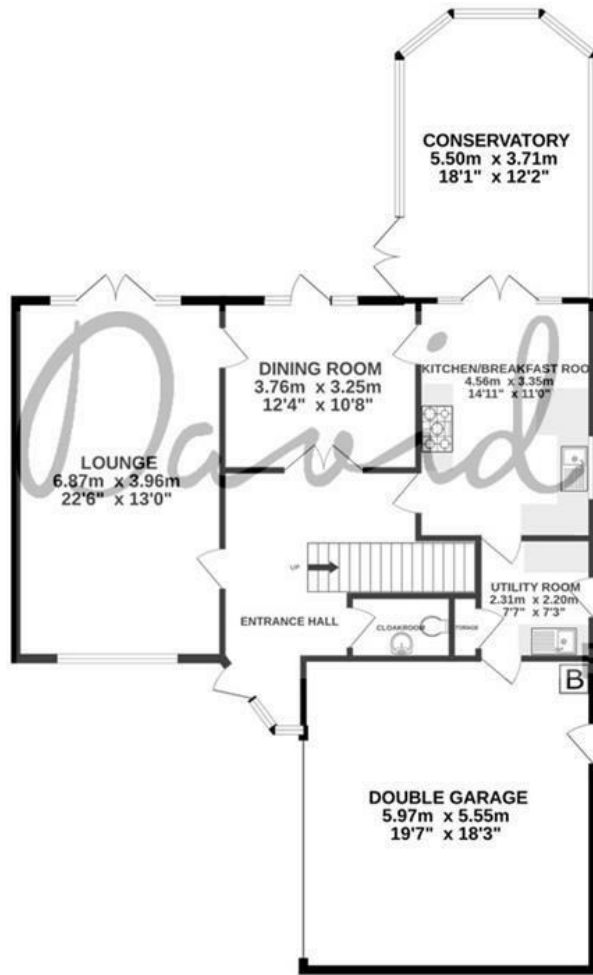
- FOUR BEDROOMS
- DETACHED HOUSE  
CONSTRUCTED IN THE MID 1980'S
- LOUNGE, DINING ROOM,  
KITCHEN/BREAKFAST ROOM  
AND UTILITY ROOM.
- CONSERVATORY
- THE MAIN BEDROOM HAS AN  
EN-SUITE FACILITY AND A  
BALCONY WITH VIEWS.
- GALLERY LANDING
- DOUBLE GARAGE
- GROUND FLOOR  
CLOAKROOM
- PRIVATE, CIRCULAR DRIVE
- MATURE FRONT, SIDE AND  
REAR GARDENS



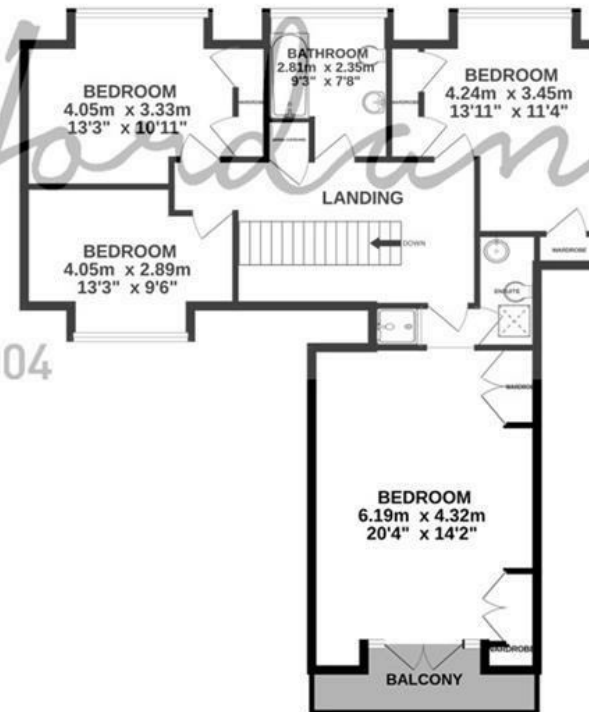




GROUND FLOOR  
130.2 sq.m. (1401 sq.ft.) approx.



1ST FLOOR  
88.4 sq.m. (952 sq.ft.) approx.



SPRING LODGE 9 NORTH CAMP LANE SEAFORD

TOTAL FLOOR AREA : 218.6 sq.m. (2353 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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Front entrance door opening into :

Reception hallway and landing. Radiator  
Ground floor cloakroom hand wash basin. Low level WC. Radiator. Under staircase cupboard.

Lounge  
Dual aspect with double doors opening out to the rear patio and garden.

Dining Room  
With door to rear garden

Kitchen/ breakfast room.  
Fitted range of base and wall mounted cupboards and drawers, matching dresser units, work top extending to incorporate butler style sink, space for large range cooker, wooden flooring and doors leading out to the conservatory.

Utility Room  
Fitted cupboards, work top with sink unit, space and plumbing for appliances. Larder cupboard. Doors affording access to the garage and side passage.

Conservatory  
Double glazed in wooden frames, with pleasant look over the rear garden. Radiator.

First floor landing with balustrade and handrail. Bespoke fitted bookcase, linen cupboard and doors to:

Bedroom One  
With en-suite WC and wash basin. Independent shower. Two built in double wardrobes, balcony with balustrade and with glimpses of the sea and Seaford Head.

Bedroom Two  
Two built in wardrobes. Window overlooking the rear garden.

Bedroom Three  
Built in wardrobes and storage. Window overlooking rear garden.

Bedroom Four  
Window with glimpses of the downs and overlooking front driveway.

Family Bathroom  
Vintage style suite comprising fitted bath, WC, wash bowl with vanity cupboards, tiled flooring. Rear window.

Front side, and rear gardens

Enjoying plenty of privacy with a westerly side aspect, brick and flint stone boundary walls, variety of shrubs trees and bushes including both pear, apple, weeping willow and silver birch trees. There is a good size patio, leading to an area mainly laid to lawn, together with greenhouse, vegetable plot, high level brick built side wall and arched footpath entrance with wrought iron gate to the front driveway.

The front elevation is made up by a sweeping in and out private drive from North Camp Lane with brick built centre circle.

Double garage  
Approached via electric up and over doors. Personal door to the side way. Wall mounted gas fired boiler.

**Disclaimer**  
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.



## COUNCIL TAX BAND

Local Authority: Lewes District

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.

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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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