



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

£825,000

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.

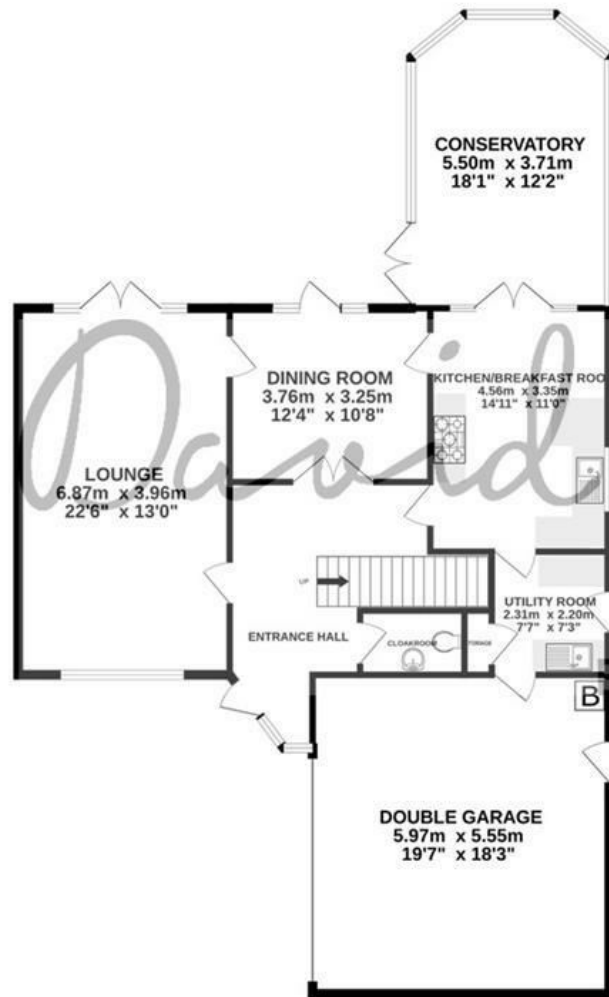
The first floor has the benefit of a gallery landing, main bedroom with en-suite facility and a south aspect balcony having views to Seaford Head and a glimpse of the sea. There are three further bedrooms of a good size, the majority having built in wardrobes.

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

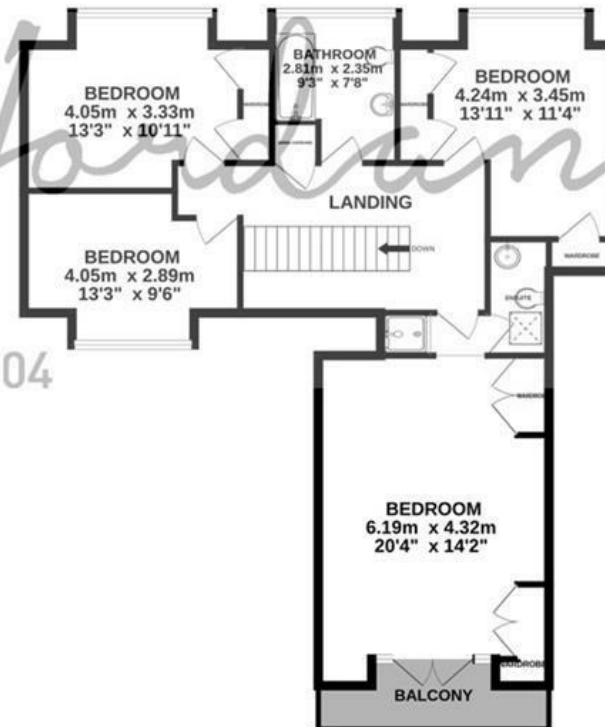
- FOUR BEDROOMS
- DETACHED HOUSE
CONSTRUCTED IN THE MID
1980'S
- LOUNGE, DINING ROOM,
KITCHEN/BREAKFAST ROOM
AND UTILITY ROOM.
- CONSERVATORY
- THE MAIN BEDROOM HAS AN
EN-SUITE FACILITY AND A
BALCONY WITH VIEWS.
- GALLERY LANDING
- DOUBLE GARAGE
- GROUND FLOOR
CLOAKROOM
- PRIVATE, CIRCULAR DRIVE
- MATURE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



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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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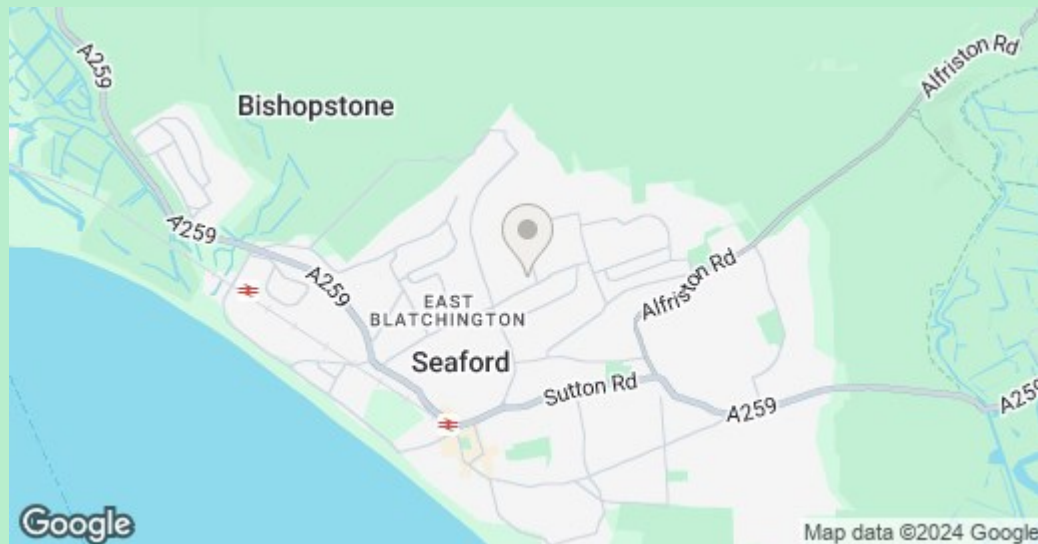
COUNCIL TAX BAND

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.

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