



1 CARLTON CLOSE, SEAFORD, EAST SUSSEX, BN25 2LG

£750,000

This stunning and spacious detached bungalow with attractive gardens surrounding is located in a close of only three properties. Seaford town centre with its comprehensive range of shops, bus and rail services, park and beach can be found within approximately 1/2 a mile. Seaford itself has four excellent primary schools, an Ofsted rated outstanding secondary school, two golf courses, a leisure centre and is surrounded by farmland and the national park.

Offering light, airy and spacious accommodation and having been modernised throughout an internal inspection is recommended to fully appreciate the property. With four bedrooms, including a master suite with walk in wardrobe and refitted en-suite bathroom, a stunning refitted kitchen with Quooker tap providing boiling, sparkling and chilled water, Bora self venting hob & integrated appliances, a refitted family shower room, and large living room with two feature bay windows and two sets of Bi-Fold doors all of which offer superb garden views.

Further features and benefits include covered and smooth plastered ceilings, wood panelled internal doors, useful walk in utility cupboard, the living room Bi-Fold doors have with intra-pane electric blinds.

Externally, the property sits within an attractive and established good sized wrap around garden, with patio areas, level lawn with beds and borders and a variety of flowering trees, bushes and Evergreens. Predominantly enclosed by an attractive flint wall with fencing to parts. A pea beach driveway provides off road parking for two vehicles, as well as access to the detached garage which benefits from a remote up 'n' over door. There is also an EV charging point.

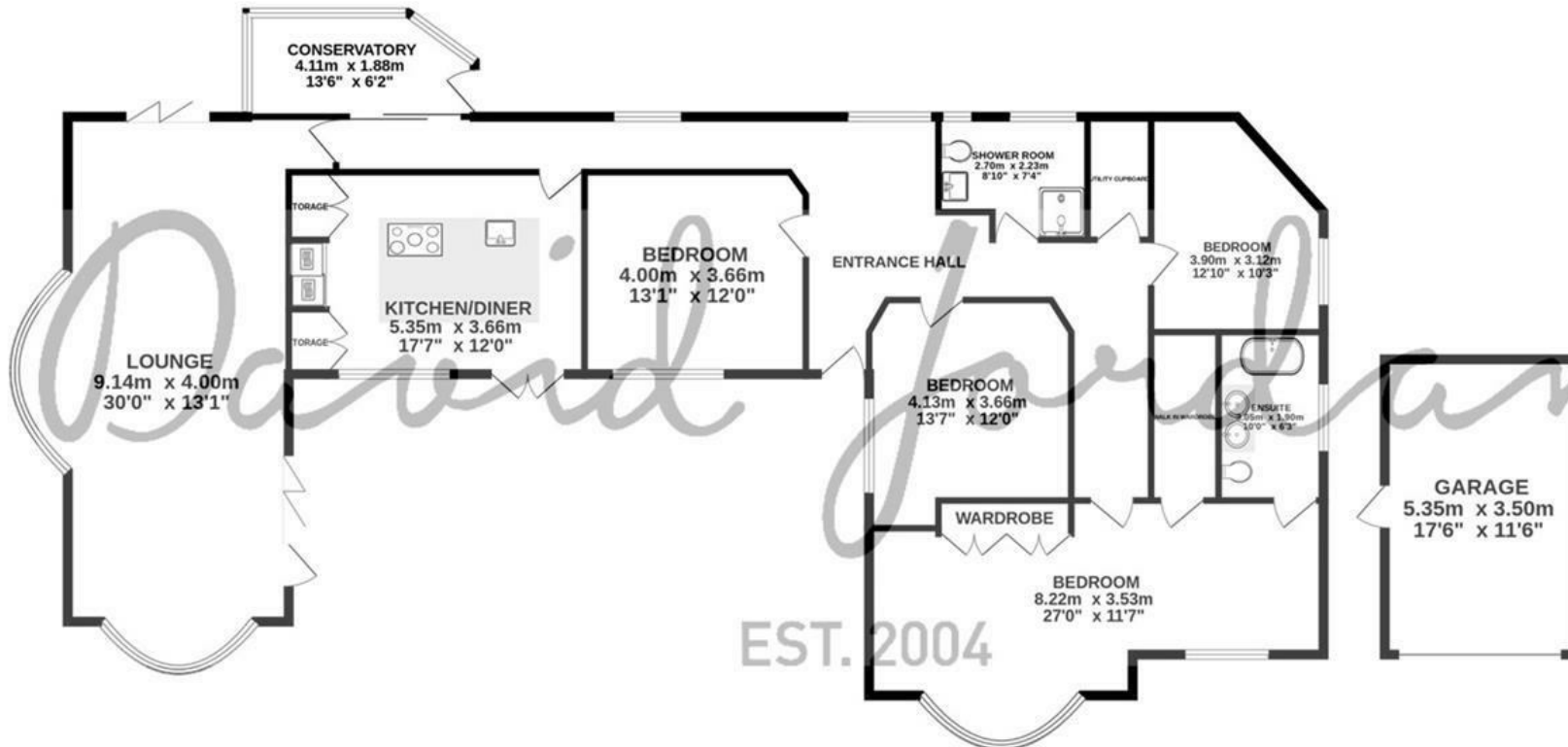
- DECEPTIVELY SPACIOUS & IMMACULATE
- MODERNISED THROUGHOUT
- FOUR BEDROOMS
- MASTER SUITE WITH ENSUITE & WALK IN WARDROBE
- CONTEMPORARY KITCHEN WITH HIGH SPECIFICATION APPLIANCES
- REFITTED, MODERN FAMILY SHOWER ROOM
- GENEROUS LIVING ROOM WITH GARDEN VIEWS
- ATTRACTIVE WRAP AROUND GARDEN
- DETACHED GARAGE WITH EV CHARGING POINT
- OFF ROAD PARKING FOR TWO VEHICLES







GROUND FLOOR
199.3 sq.m. (2145 sq.ft.) approx.



1 CARLTON CLOSE SEAFORD

TOTAL FLOOR AREA : 199.3 sq.m. (2145 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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ACCOMODATION

ENTRANCE HALL

Spacious, with double glazed window overlooking gardens. Radiator. Coved and smooth plastered ceiling with inset spot lights. Hatch to boarded and insulated loft space and housing boiler, accessed via retractable ladder. Utility cupboard with space and plumbing for washing machine and tumble dryer & useful shelving.

LIVING ROOM

A stunning room with two bay windows and two sets of bi fold doors providing views and access out onto the wrap around garden. Gas log effect fire place with stone heath and surround. Two vertical radiators. Coved and smooth plastered ceiling.

KITCHEN:

Contemporary Island with cupboards & drawers with Quartz worktop over incorporating Bora self venting hob hob, Quooker tap providing boiling, chilled and sparkling water, inset sink unit & dishwasher. Full height larder cupboards with integrated fridge and freezer & bank of Neff steam ovens, microwave oven and coffee machine. double glazed window and French doors overlooking and leading out onto the wrap around gardens. Coved and smooth plastered ceiling with inset spot lighting. Karndean flooring. Vertical radiator.

CONSERVATORY:

Brick base with double glazed windows and roof overlooking and leading out to the garden.

MASTER SUITE:

Double glazed bay window and further window overlooking gardens. Extensive range of fitted furniture to include wardrobes, bed side tables, cupboards and dressing table. Vertical radiator with inset mirror. Coved and smooth plastered ceiling. Walk in wardrobe with hanging rails and shelving.

EN-SUITE:

Modern suite comprising of freestanding slipper bath with mixer tap and shower attachment. two wash basins and WC set into vanity unit. Panelled walls to half height. Heated towel rail. Double glazed window. Coved and smooth plastered ceiling with inset spot lights.

BEDROOM TWO:

Double glazed window overlooking gardens. Coved and smooth plastered ceiling. Radiator.

BEDROOM THREE:

Double glazed window overlooking gardens. Coved and smooth plastered ceiling. Vertical Radiator.

BEDROOM FOUR:

Double glazed window . Coved and smooth plastered ceiling. Radiator.

FAMILY SHOWER ROOM:

Contemporary suite comprising of walk in double shower cubicle. Wash basin and WC set into vanity unit with illuminated mirror above. Tiled walls and floor. Heated towel rail. Two double glazed windows.

OUTSIDE

The established gardens are beautiful with level lawn with beds and borders. A variety of flowering trees, and bushes. Patio areas. Predominantly enclosed by attractive flint walls with fencing to the remaining boundary.

The shingle driveway provides off road parking for two cars and access to the detached garage with electric up n over door.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D

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