



10 HEATHFIELD ROAD, SEAFORD, BN25 1TH

£675,000

Unexpectedly re-available.

Situated in the sought-after south-east corner of Seaford, approximately half a mile from the Seaford town centre, railway station, picturesque esplanade, and esteemed Seaford Head secondary school, lies this charming and imposing 1926 detached house, with part tile hung elevations, original features and captivating views,

Accommodation comprises: entrance porch, good size hallway, cloakroom, double-aspect lounge, spacious dining room, kitchen/breakfast room and adjoining utility room which provides additional convenience with a butler sink, work surfaces, and access to both the garage and rear garden.

The first floor comprises: mezzanine and landing, main bedroom with eaves cupboards and en-suite shower room. Bedrooms two and three offer versatile living spaces, with bedroom two capturing glimpses of the sea and bedroom three overlooking Seaford Head.

Outside, the rear garden provides a tranquil retreat with its terrace, lawn, fruit trees and bushes, meadow, pond, and an array of trees and shrubs.

To the front there is a driveway with ample parking, leading to a garage equipped with power, lighting, and storage space.

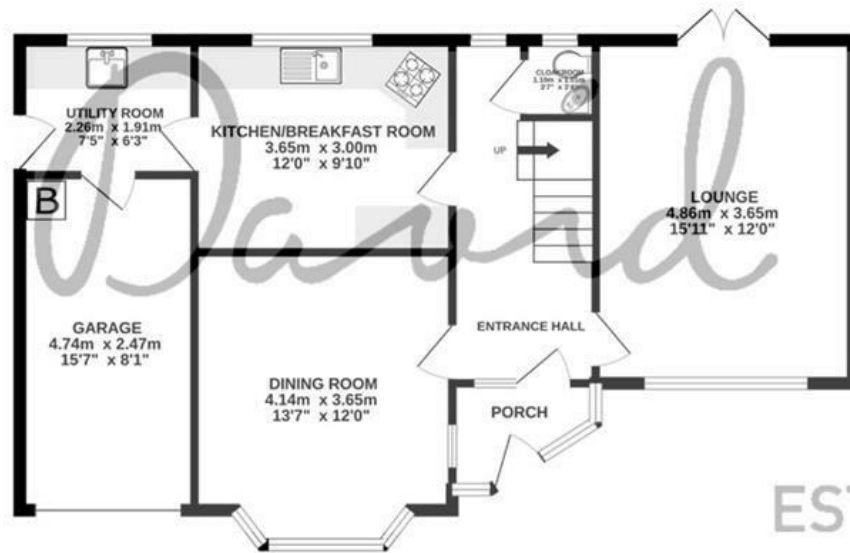
The current owners words:

"I have loved making this sunny cosy house my home for 17 years, and relished watching a variety of birds in the quiet, spacious garden. I enjoy walking up Seaford Head with its view of the iconic Seven Sisters, having a stroll on the beach or a dip in the sea, nipping into town, or pausing in the peace garden-all about 10 minutes away. I'll be sad to say goodbye, but it's time for me to downsize. "

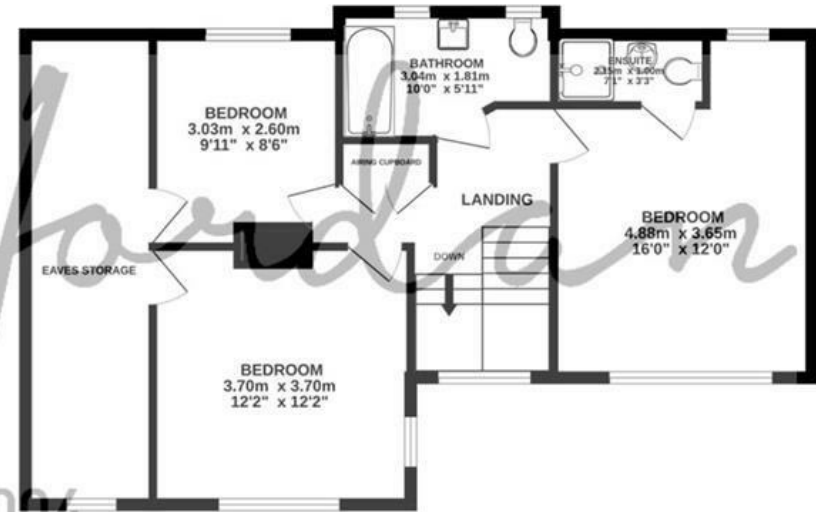
- IMPOSING DETACHED 1920'S CHARACTER HOUSE.
- SOUTH EAST CORNER AND CONVENIENT TO THE SEA AND TOWN
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- LOUNGE AND SEPARATE DINING ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- GROUND FLOOR CLOAKROOM AND EN-SUITE FACILITY
- LARGE EAVES STORAGE
- EXTENSIVE GARDEN WITH TERRACE, LAWN AND SMALL MEADOW.
- GARAGE AND PARKING



GROUND FLOOR  
71.6 sq.m. (771 sq.ft.) approx.



1ST FLOOR  
64.3 sq.m. (692 sq.ft.) approx.



EST. 2004

10 HEATHFIELD ROAD SEAFORD

TOTAL FLOOR AREA : 135.9 sq.m. (1462 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: 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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*David Jordan*

EST. 2004