



ST RICHARD ROSE WALK, SEAFORD, EAST SUSSEX, BN25 3DH

£675,000

St Richard is a charming detached residence on a corner plot with gardens on all sides, offering picturesque views of Seaford Head. The property features American-style picket fencing and weatherboarding, enhancing its kerb appeal.

The house enjoys three first-floor bedrooms together with a family bathroom. The versatile ground-floor fourth bedroom has an en-suite WC, perfect for multi-generational living.

There is a kitchen, breakfast room, utility room, ground floor shower room, sitting room, and a sun room opening on to stunning south-facing gardens.

The landscaped gardens feature a paved sun terrace, fish pond, Palm trees, flower borders, wild pond and a greenhouse. There is a gravel driveway, two outside cabins, one being insulated with power and light.

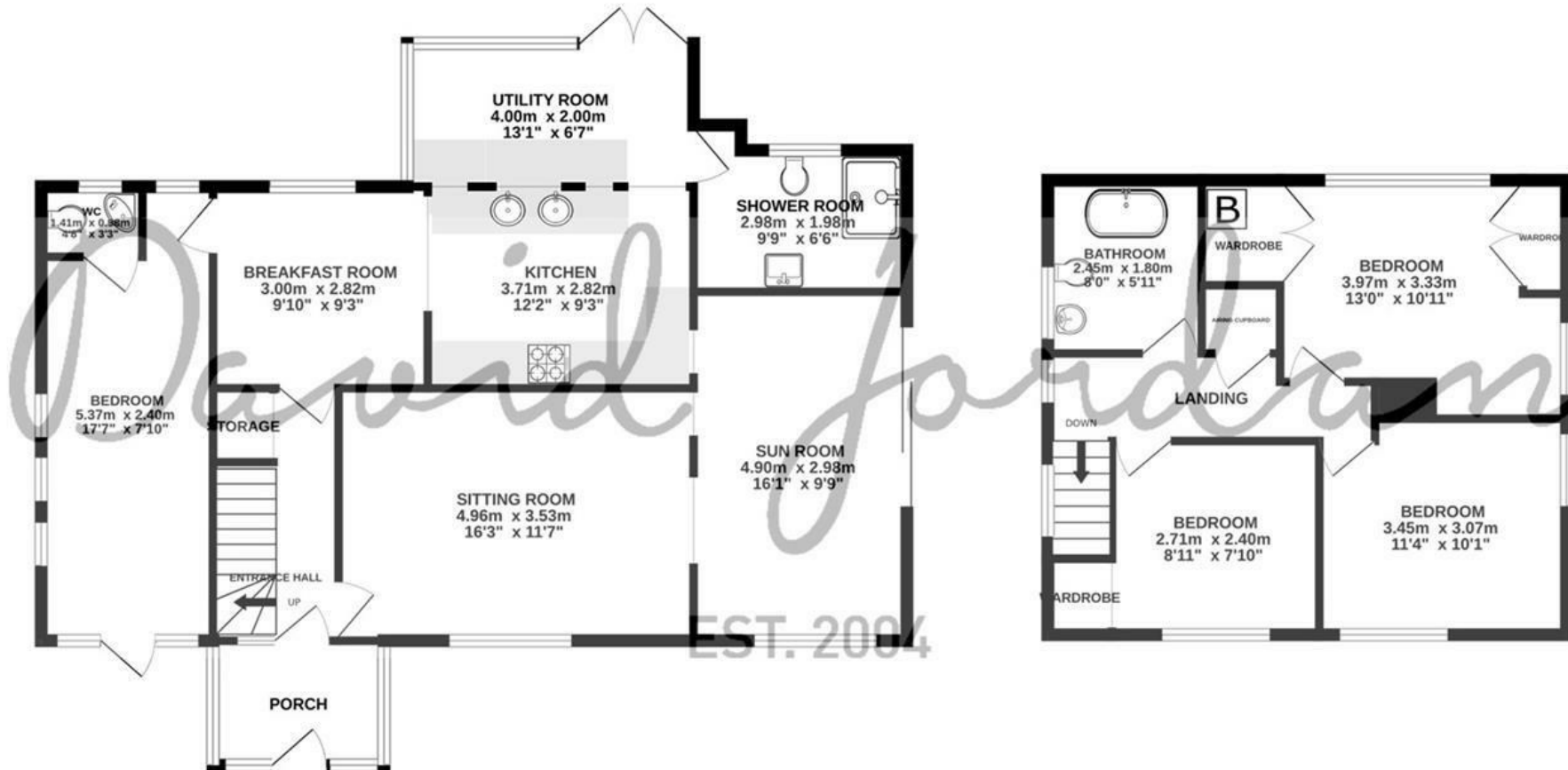
The house is situated about half a mile from two local primary schools and less than a mile from Seaford town centre, railway station, and bus services between Brighton and Eastbourne. This property offers a blend of convenience and tranquil living, just a mile from the esplanade.

- THREE FIRST FLOOR BEDROOMS
- GROUND FLOOR BEDROOM FOUR (CURRENTLY ARRANGED AS READING ROOM) WITH EN-SUITE CLOAKROOM
- SITTING ROOM, BREAKFAST ROOM, KITCHEN WITH ADJOINING UTILITY ROOM.
- SUN ROOM OPENING OUT ON TO SOUTHERLY ASPECT LANDSCAPED GARDENS
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARDENS TO FOUR SIDES WITH TWO CABINS
- GRAVEL DRIVEWAY FOR VEHICLE
- VIEWS TO SEAFORD HEAD



GROUND FLOOR
90.6 sq.m. (975 sq.ft.) approx.

1ST FLOOR
45.7 sq.m. (492 sq.ft.) approx.



ST RICHARD ROSE WALK SEAFORD

TOTAL FLOOR AREA : 136.3 sq.m. (1467 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.

Made with Metropix ©2024



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.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004