



1 ELM CLOSE, SEAFORD, EAST SUSSEX, BN25 4BX

£525,000

A four bedroom detached family home situated in a popular cul-de-sac on the outskirts of Seaford, close to the South Downs National Park offering delightful walks along the river towards Cuckmere Haven, the Seven Sisters and Friston Forest.

Seaford Town centre and mainline railway station are approximately one and a half miles distant, whilst the A259 with bus services operating between Eastbourne and Brighton, is conveniently close-by.

The property was constructed in the mid 1970s and offers a good level of accommodation comprising three first floor bedrooms together with en-suite shower room and family bathroom. The ground floor has a generous sized living room overlooking the front, galley-style kitchen, separate dining room, bedroom four, cloakroom and internal access to the tandem garage.

Outside, there is a low maintenance rear garden which is mainly laid to lawn and patio. There is a large pond, rockery, greenhouse and a shed.

The integral tandem style double garage is approached via brick paved driveway offering parking for two vehicles.

The property is offered for sale with no onward chain subject to grant of probate.

- FOUR BEDROOMS
- DETACHED HOUSE
- SITUATED IN A QUIET CUL-DE-SAC
- LARGE SEPARATE LIVING ROOM
- GROUND FLOOR BEDROOM
- FAMILY BATHROOM
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- OFF ROAD PARKING FOR TWO VEHICLES
- TANDEM GARAGE
- CLOSE PROXIMITY TO COUNTRYSIDE AND BUS STOP



Elm Close, Seaford, BN25

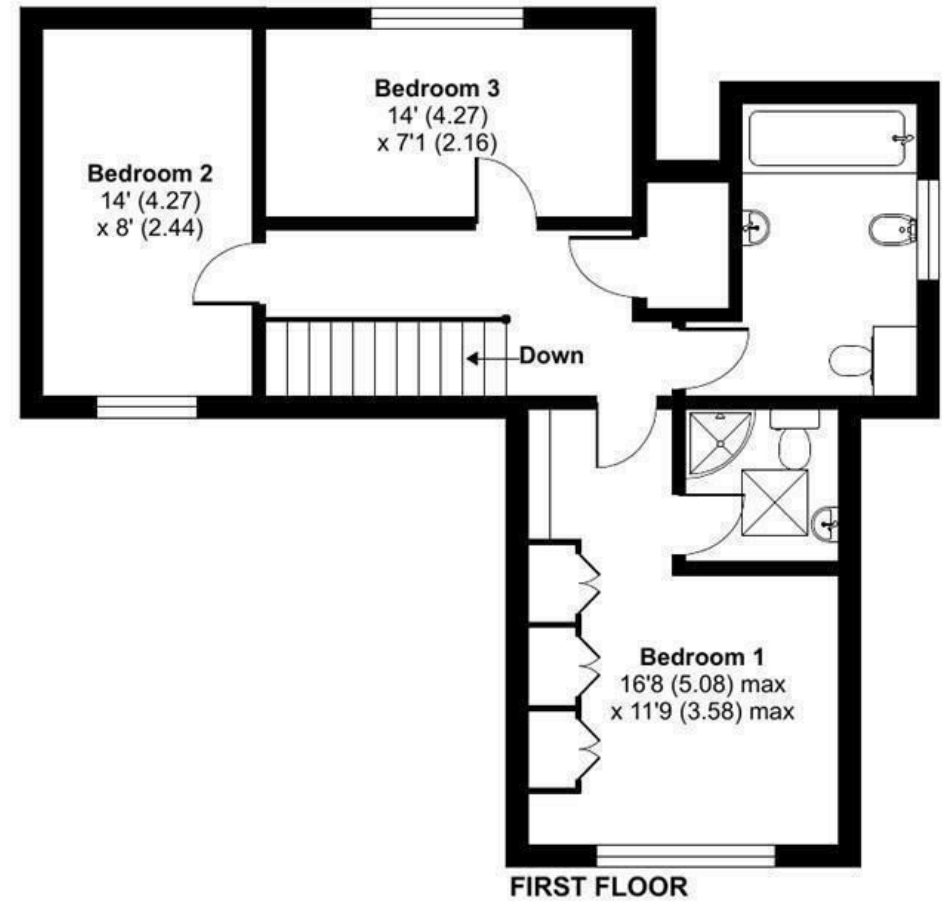
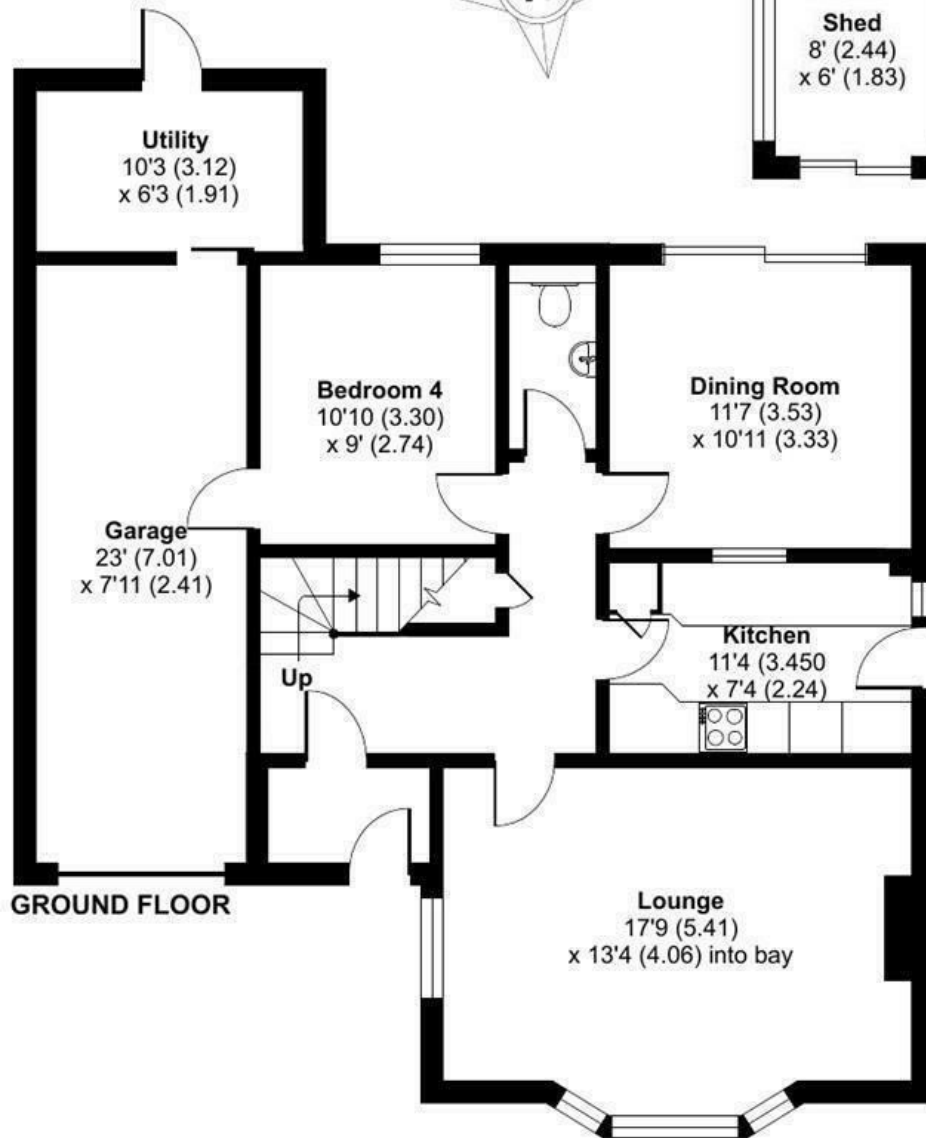
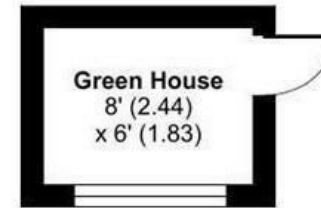
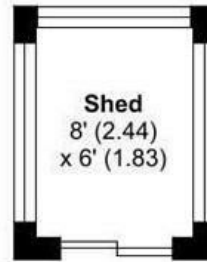
Approximate Area = 1613 sq ft / 149.8 sq m (includes garage)

Outbuilding(s) = 96 sq ft / 8.9 sq m

Total = 1709 sq ft / 158.8 sq m

For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022.

REF: 879102



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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EST. 2004