



GRIFFIN HOUSE EASTBOURNE ROAD, SEAFORD, EAST SUSSEX, BN25 4BE

£650,000



Guide price £650,000 to £700,000.

This versatile four bedroom detached house is situated down a tree-lined private road, leading to just two properties. The house offers versatile accommodation in excess of 2000sqft and easy access to bus routes between Brighton and Eastbourne.

On the ground floor there is ample accommodation, comprising entrance hall, cloakroom, living room, conservatory, dining room, kitchen/breakfast room and utility room. Upstairs there are four large double bedrooms, with two of them benefiting from EN-suite bathrooms, and a family shower room.

Outside there is a private rear garden which is fence enclosed and mainly laid to lawn. There is a patio suitable for dining and side access leading to the front. The double garage can be accessed via personal door to side and up-and-over door to front.

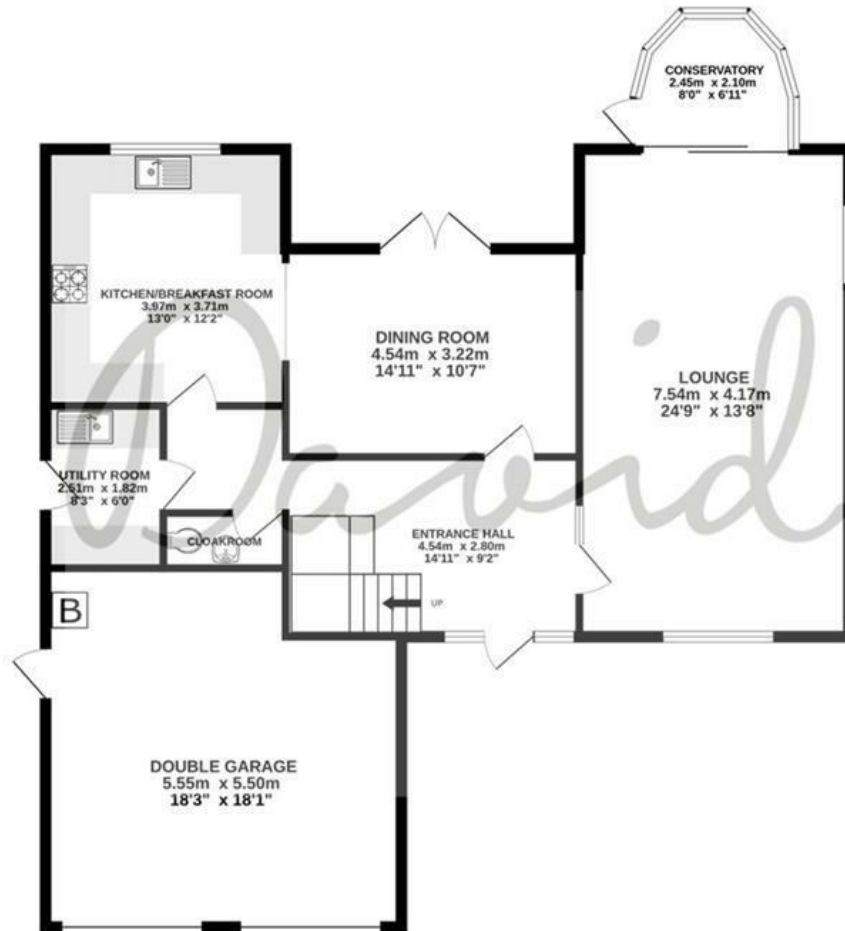
The property further benefits from double glazing, gas central heating and off road parking for several vehicles. There is also no onward chain

An inspection is advised to appreciate the charm and private feel of this detached family home.

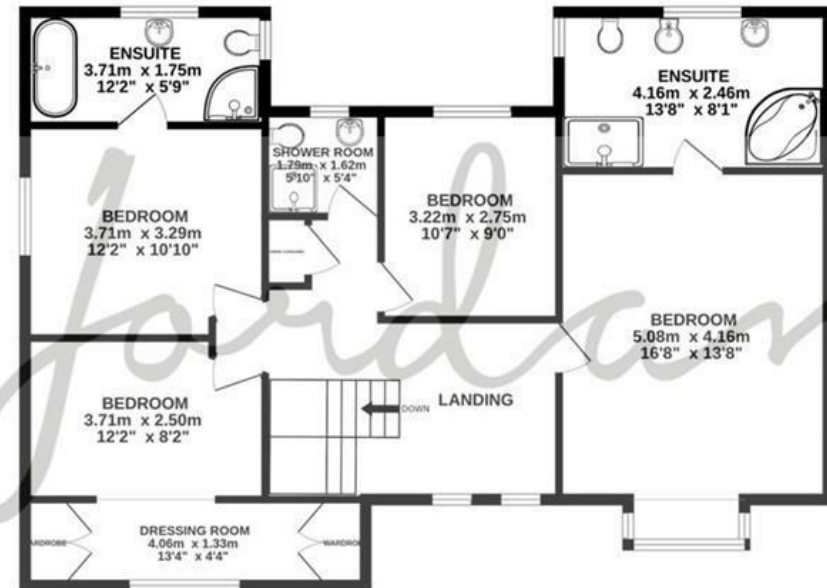
- FOUR DOUBLE BEDROOMS,  
TWO EN-SUITE BATHROOMS
- EXECUTIVE-STYLE DETACHED  
HOUSE
- TRIPLE ASPECT LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- CLOSE PROXIMITY TO  
CHYNGTON LANE SOUTH  
WITH ACCESS TO SOUTH  
DOWNS
- ACCESS VIA APPROX 100M  
PRIVATE DRIVEWAY
- PRIVATE REAR GARDEN
- DOUBLE GARAGE
- OFFERED FOR SALE WITH NO  
ONWARD CHAIN



GROUND FLOOR  
115.8 sq.m. (1246 sq.ft.) approx.



1ST FLOOR  
94.9 sq.m. (1021 sq.ft.) approx.



EST. 2004

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TOTAL FLOOR AREA : 210.7 sq.m. (2268 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: 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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