



23 HAZELDENE, SEAFORD, BN25 4NQ

£700,000

An imposing detached family home situated within this popular cul-de-sac and within approximately a mile of Seaford town centre, and railway station. Seaford Head Secondary school, Ancey Primary school and Micklefield Nursey are all within half a mile.

The ground floor has a cloakroom, dining room, sitting room, study, conservatory and kitchen/breakfast room. The first floor consists of four bedrooms, family bathroom and en-suite.

Further features and benefits include gas central heating, double glazed, private rear garden and double garage with ample parking.

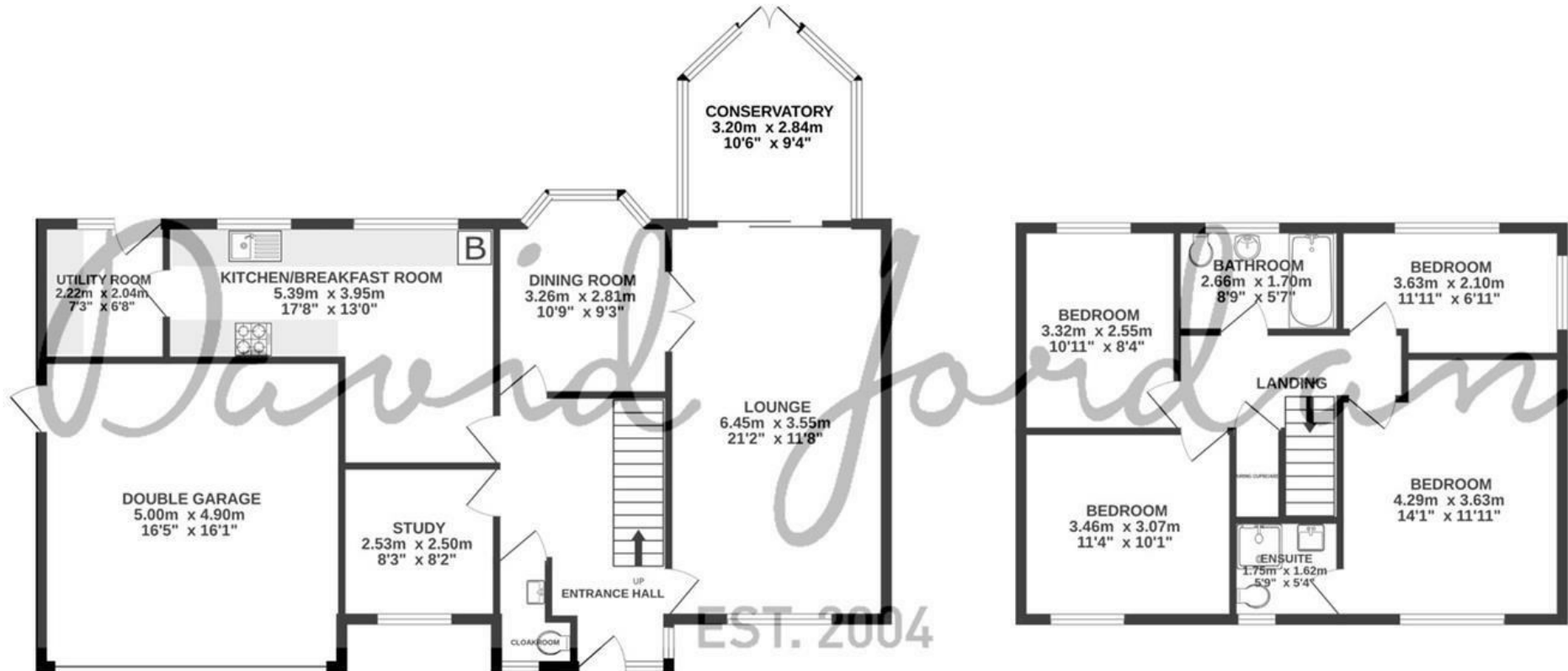
The property is available with vacant possession and no onward chain.

- FOUR BEDROOM DETACHED HOUSE WITH GROUND FLOOR STUDY
- OFF ROAD PARKING AND DOUBLE GARAGE
- NO ONWARD CHAIN
- SITTING ROOM, DINING ROOM AND CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM, BATHROOM AND EN-SUITE
- LOCATED WITHIN A QUIET CUL-DE-SAC
- LOCATED APPROXIMATELY A MILE OF SEAFORD TOWN CENTRE, AND RAILWAY STATION
- PRIVATE REAR GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZED



GROUND FLOOR
104.0 sq.m. (1119 sq.ft.) approx.

1ST FLOOR
56.4 sq.m. (608 sq.ft.) approx.



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TOTAL FLOOR AREA : 160.4 sq.m. (1727 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: C



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