



47 HEADLAND AVENUE, SEAFORD, BN25 4PZ

£775,000



An older style four bedroom detached house, built in the 1920's, situated in a sought after location, close to Seaford Head and downland walks. Local schools and bus services are within easy reach whilst the town centre and mainland railway station are half a mile distant.

Accommodation is arranged over two floors. The ground floor comprises; entrance hall, living room, conservatory, kitchen/breakfast room, dining room and shower room. The first floor has four double bedrooms, together with a family bathroom. Most of the bedrooms enjoy downland views.

The property is set back from this sought after road with an attractive brick boundary wall and an entrance driveway. There is gated access to the side which leads to the detached double garage.

The private rear garden is of a generous size and fully stocked with various plantation and established trees and has a large home office with power and light.

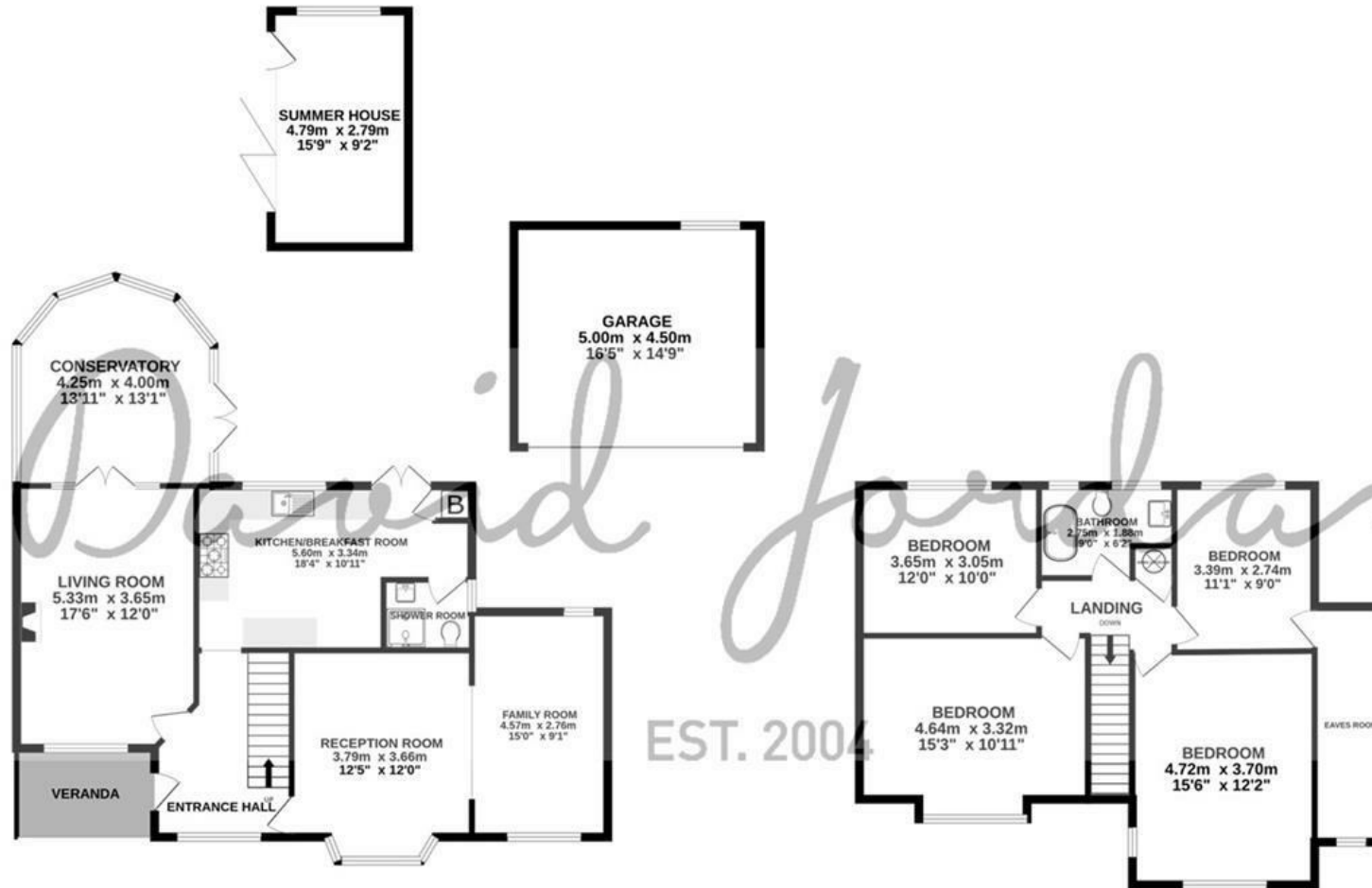
To fully appreciate the charm and space on offer, an internal inspection is advised.

- FOUR DOUBLE BEDROOMS
- DETACHED CHARACTER HOME
- SITUATED IN THE SOUGHT-AFTER SOUTH SIDE OF SEAFORD
- WITHIN ONE MILE DISTANCE OF SEAFORD TOWN CENTRE AND RAILWAY STATION
- LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- SEPARATE DINING ROOM WITH EXTENDED RECEPTION AREA
- DOWNS LEISURE CENTRE, BUS ROUTES, PRIMARY AND SECONDARY SCHOOLS CLOSE-BY
- GENEROUS SIZED PRIVATE REAR GARDEN WITH HOME OFFICE
- DETACHED DOUBLE GARAGE



GROUND FLOOR  
125.1 sq.m. (1346 sq.ft.) approx.

1ST FLOOR  
73.3 sq.m. (789 sq.ft.) approx.



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TOTAL FLOOR AREA : 198.3 sq.m. (2135 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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EST. 2004