



1 HAZELDENE, SEAFORD, BN25 4NQ

£750,000



An executive style four bedroom detached residence occupying a generous corner plot within a sought after residential area. Featuring attractive part-Tudor elevations, the property includes a double garage, south east facing rear garden, and beautifully landscaped outdoor space. The well planned interior offers spacious and versatile living accommodation, ideal for family life and entertaining.

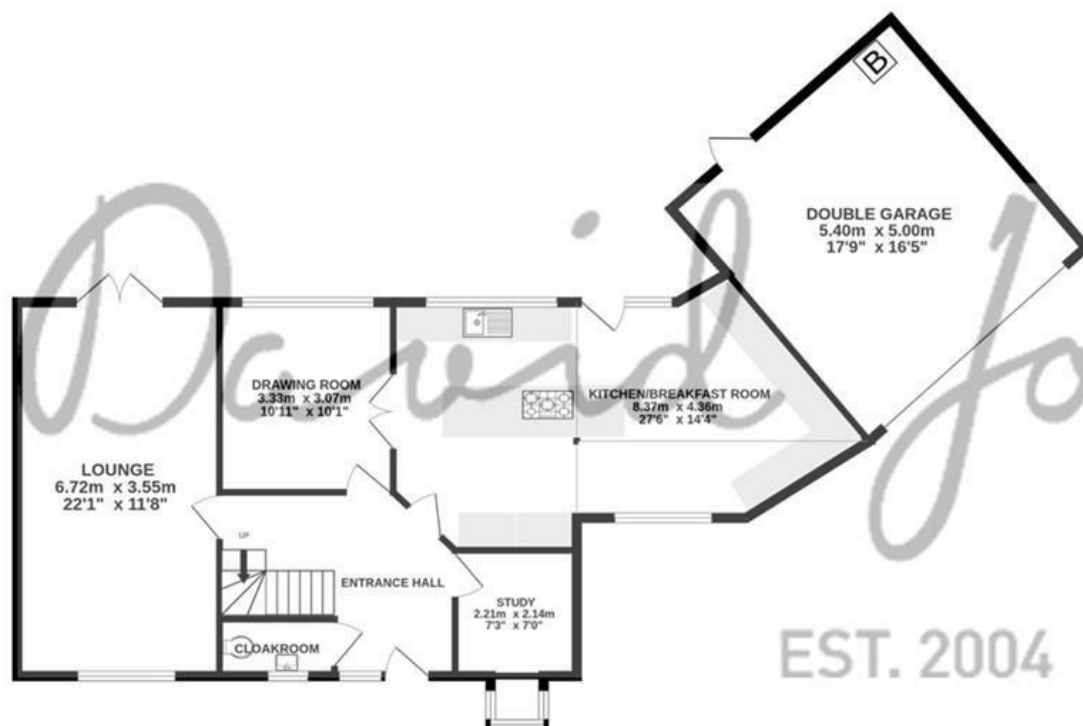
Conveniently situated within approximately 1½ miles of Seaford town centre, railway station and beach, the home also enjoys convenient access to the A259 with regular bus services to Brighton and Eastbourne. A selection of well regarded primary and secondary schools are nearby and Seaford Head Golf Course is less than half a mile away.

Other features and benefits to the Property include spacious kitchen/breakfast room with an expansive breakfast bar incorporating functional centre island ideal for informal dining. There is a cosy study, good size dining room, double aspect lounge and a ground floor cloakroom.

- EXECUTIVE STYLE DETACHED FAMILY HOME
- FOUR BEDROOMS
- EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- LOUNGE AND SEPARATE DINING ROOM
- KITCHEN/BREAKFAST ROOM WITH INFORMAL DINING AREA
- DOUBLE GLAZED WINDOWS AND DOORS
- GAS CENTRAL HEATING
- DELIGHTFUL SOUTH WEST ASPECT REAR GARDEN
- DOUBLE GARAGE WITH ELECTRIC DOOR AND EVES STORAGE



GROUND FLOOR  
108.3 sq.m. (1166 sq.ft.) approx.



1ST FLOOR  
57.5 sq.m. (619 sq.ft.) approx.



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TOTAL FLOOR AREA : 165.8 sq.m. (1785 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