



16 ST. PETERS ROAD, SEAFORD, EAST SUSSEX, BN25 2HS

£800,000

Guide Price: £800,000-£825,000.

An opportunity to acquire an attractive and spacious detached chalet situated in a private road in the favoured East Blatchington area of Seaford. The town centre and railway station with routes to Brighton and London are approximately half a mile distant.

The property has an expansive private rear garden with paved patio, good size lawn with well-stocked borders and two timber summerhouses. There is a detached garage with a driveway affording off road parking for several vehicles.

The accommodation is versatile, with the ground floor comprising; porch and entrance hall, sitting room, extended kitchen/breakfast room, utility room, two bedrooms, utility room and bathroom.

The first floor has a landing, family bathroom and two further bedrooms with bedroom one having two walk in wardrobes and en-suite wet room.

The property benefits from gas central heating, uPVC double glazing to exterior windows and doors.

Internal inspection advised.

- FOUR BEDROOM DETACHED CHALET BUNGALOW
- LOCATED IN A PRIVATE NO-THROUGH ROAD
- FAMILY BATHROOM, GROUND FLOOR SHOWER ROOM AND EN-SUITE WET ROOM
- EXTENDED KITCHEN / BREAKFAST ROOM
- LIVING ROOM AND UTILITY ROOM
- OFF ROAD PARKING FOR SEVERAL VEHICLES AND DETACHED GARAGE
- REAR AND SIDE GARDEN BEING MAINLY LAID TO LAWN WITH TWO TIMBER SUMMER HOUSES
- SEAFORD TOWN CENTRE AND RAILWAY STATION WITH ROUTES TO BRIGHTON AND LONDON ARE APPROXIMATELY HALF A MILE DISTANT
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS









FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 220 m²/2,370 sq ft
 FLOOR 1: 148 m²/1,598 sq ft, FLOOR 2: 72 m²/772 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





Ground Floor

PORCH

Composite entrance door and double glazed window to side. Door to:

ENTRANCE HALL

Radiator. Stairs to first floor. Linen cupboard and storage cupboard.

KITCHEN/BREAKFAST ROOM

Wall and base units. Two elevated ovens and microwave. Island with work surface and integrated undercounter fridge freezer. Five ring gas hob with cooker hood above. One and a half bowl sink and drainer. Work surface extending to breakfast bar. Double glazed window and bi-fold door to rear. Vaulted ceiling over breakfast room. Two radiators.

UTILITY ROOM

Double glazed window and door to side. Wall and base units. One and a half bowl sink and drainer. Space for washing machine and upright fridge freezer. Radiator.

LIVING ROOM

Space for wood burning stove. Two radiators. Double glazed window to porch. Side and rear double glazed windows and patio door to rear garden.

SHOWER ROOM

Shower enclosure, close coupled WC and wall mounted wash basin. Electric underfloor heating. Tiled floor and walls. Double glazed window. Towel rail and extractor fan.

BEDROOM THREE

Double glazed window to front. Built in wardrobe. Radiator.

BEDROOM FOUR

Double glazed window to front and side. Radiator. Built in wardrobe.

First Floor

LANDING

Velux style window.

BEDROOM ONE

Double glazed window overlooking rear garden. Two walk in wardrobes. Office area with access to eaves, Door to:

EN-SUITE WET ROOM

Tiled floor and walls. Electric under floor heating. Close coupled WC and wall mounted wash basin with mirror above. Skylight. Extractor fan and towel rail.

BEDROOM TWO

Double glazed window to front. Radiator. Eaves storage. Fitted wardrobe and dressing table.

BATHROOM

White suite comprising jacuzzi style bath, close coupled WC and pedestal wash basin. Tiled walls and floor. Towel rail. Double glazed window. Extractor fan.

Outside

REAR AND SIDE GARDEN

Mainly laid to lawn. Brick paved patio with gated side access to front. Secluded side area with lawn and shingle bed. Flower, shrub and tree planting. Timber summer house with decking. Additional timber summer house with power and decking. Brick built store with double glazed door.

DETACHED GARAGE

Accessed via electric up and over door. Light and power. Personal door.

FRONT

Shingle drive providing off road parking for several vehicles. Part laid to lawn with tree and hedge planting.





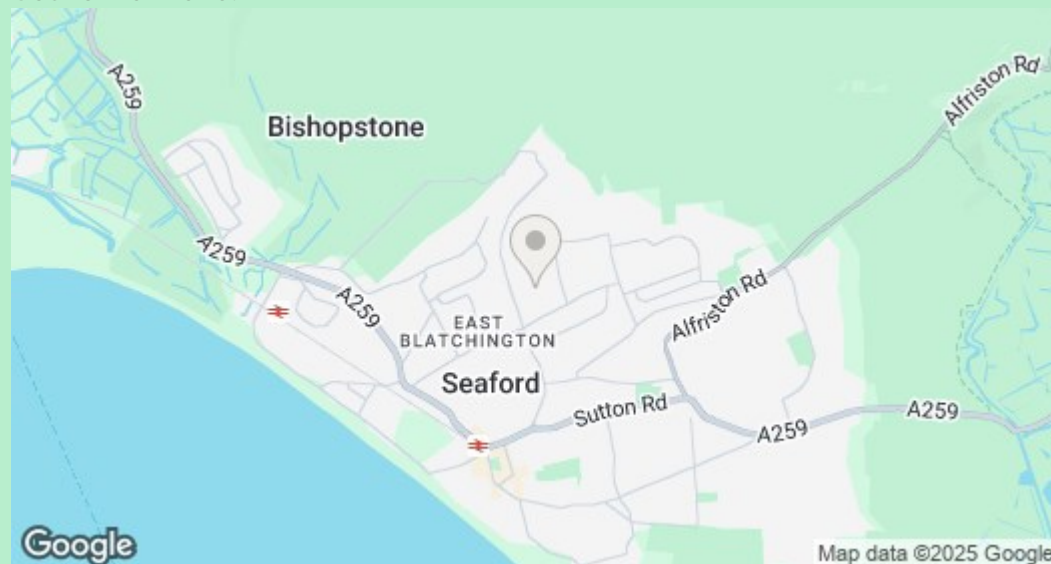
COUNCIL TAX BAND

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.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004