



8 FRISTON CLOSE, SEAFORD, EAST SUSSEX, BN25 2NS

£600,000

A expansive seven bedroom detached family home, situated in a popular residential area within approximately three quarters of a mile to both Seaford beach and town centre. A range of leisure activities, independent shops, cafés, and train links to London are all within close proximity.

The versatile ground floor accommodation comprises open plan kitchen/breakfast area, utility, living and dining room. There is also a cloakroom and ground floor bedroom.

On the first floor there are a further six bedrooms, EN-suite shower room, family bathroom and shower room.

The studio annex is accessed via patio door from the rear garden with open plan kitchen/living and sleeping area as well as shower room.

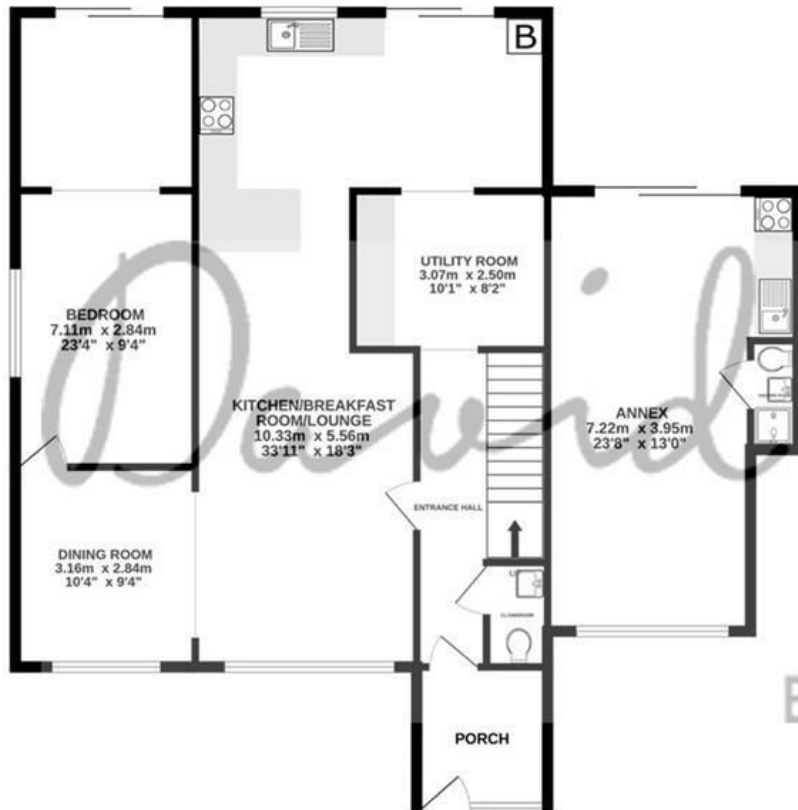
The rear garden is laid to lawn, patio and shingle beds with mature tree and shrub planting

Further benefits include uPVC double glazing, off road parking for several vehicles and gas central heating.

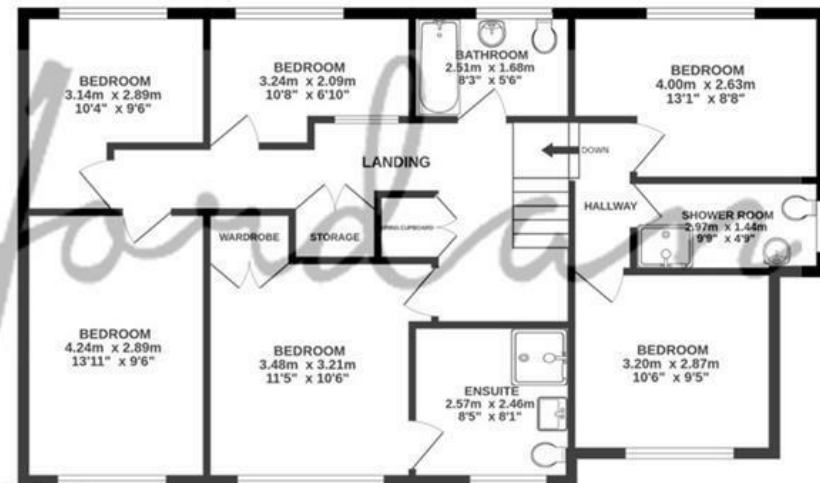
- SEVEN BEDROOMS WITH SIX ON THE FIRST FLOOR AND ONE ON THE GROUND FLOOR
- STUDIO ANNEX WITH SHOWER ROOM
- THE MAIN HOUSE HAS AN EN-SUITE SHOWER ROOM, FAMILY BATHROOM, SHOWER ROOM AND CLOAKROOM
- OPEN PLAN KITCHEN/BREAKFAST AREA, UTILITY, LIVING AND DINING ROOM
- SITUATED IN A POPULAR RESIDENTIAL AREA APPROXIMATELY THREE QUARTERS OF A MILE FROM SEAFORD TOWN CENTRE, RAILWAY STATION AND ESPLANADE
- REAR GARDEN LAID TO LAWN AND PATIO WITH MATURE TREE AND SHRUB PLANTING
- DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING



GROUND FLOOR
116.6 sq.m. (1255 sq.ft.) approx.



1ST FLOOR
89.0 sq.m. (958 sq.ft.) approx.



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TOTAL FLOOR AREA : 205.5 sq.m. (2213 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: E

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