



28 CROWN HILL, SEAFORD, BN25 2XJ

£899,950

An attractive detached flint-fronted residence with spacious gardens, set in a prime position backing onto the first fairway of Seaford Golf Course.

Occupying a generous plot at the head of a quiet close this elegant four bedroom home enjoys beautifully presented gardens, views over the golf course and distant sea views. With brick and flint elevations, a double garage and plentiful parking, this property blends curb appeal with practical family living.

There is a good size kitchen/breakfast room, together with a convenient utility room and study/snug. The spacious sitting room opens nicely into both the dining space and conservatory.

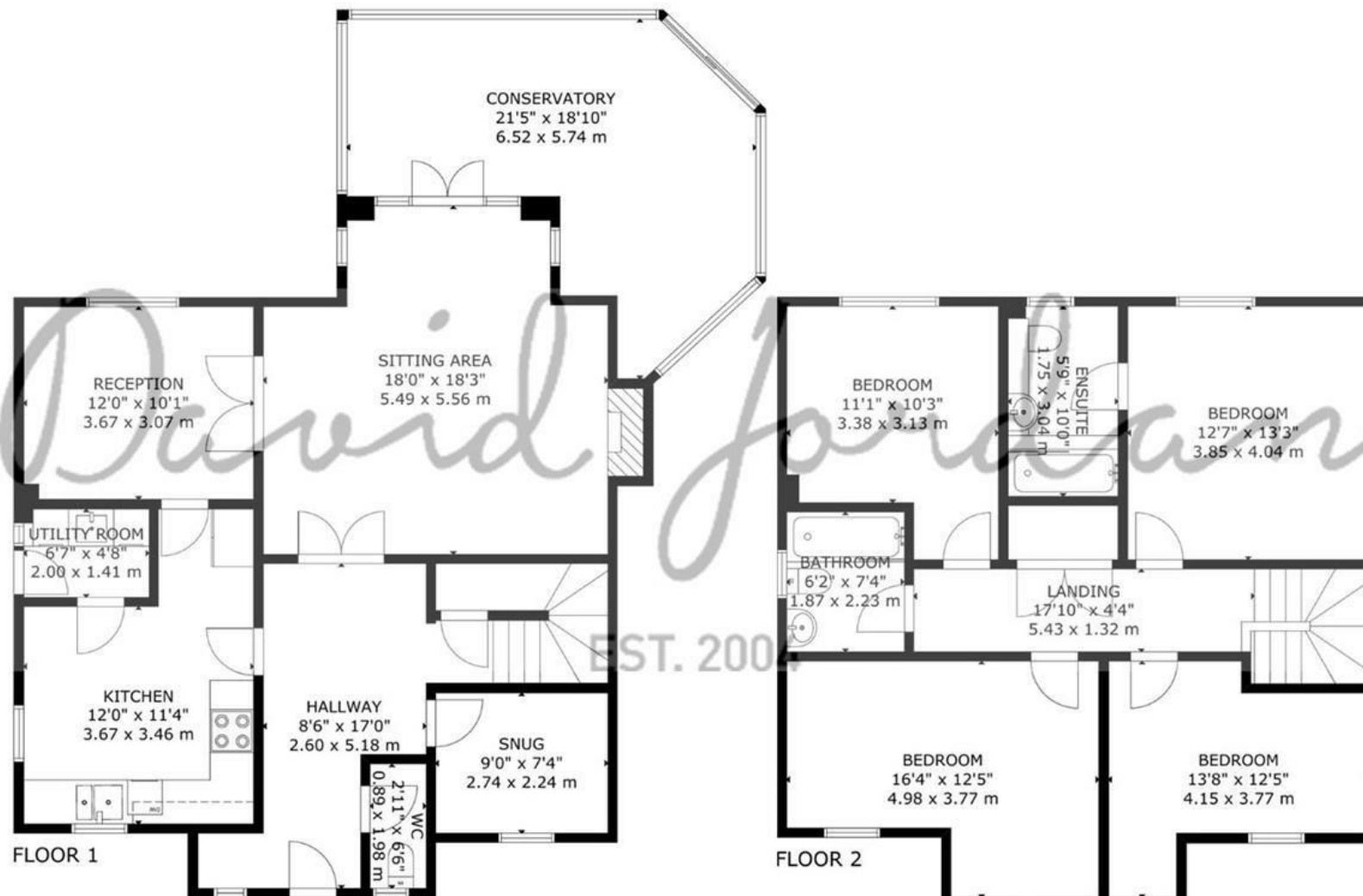
Situated approximately one and half miles from Seaford town centre, with its variety of independent shops, cafe's restaurants and mainline railway station with routes to Brighton and London.

- EXECUTIVE DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- BACKING ONTO SEAFORD GOLF COURSE
- FAMILY BATHROOM AND EN-SUITE TO MAIN BEDROOM
- LARGE PLOT WITH GARDENS TO FRONT, SIDE AND REAR
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM WITH CONVENIENT UTILITY ROOM
- CONSERVATORY
- DETACHED DOUBLE GARAGE









GROSS INTERNAL AREA  
TOTAL: 193 m<sup>2</sup>/2,080 sq ft  
FLOOR 1: 112 m<sup>2</sup>/1,204 sq ft, FLOOR 2: 81 m<sup>2</sup>/876 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





#### Ground Floor:

A classic pitched roof entrance leads to a spacious reception hall with under-stairs storage and a cloakroom with WC and wash basin.

The well-proportioned sitting room features French doors opening into a glazed conservatory with views across the garden, plus additional French doors leading into the separate dining room which also enjoys garden views and has independent access from the kitchen.

The kitchen/breakfast room is fitted with a range of two-tone base and wall units, integrated dishwasher and space for a range-style cooker with overhead extractor. A worktop extends to incorporate a sink unit beneath windows overlooking both the front and side gardens. There's ample space for a dining table and a freestanding fridge/freezer.

A separate utility room offers further worktop space, sink, plumbing for appliances, and houses a wall-mounted Glow-worm gas boiler. A side door provides convenient external access.

A front-facing study/snug enjoys views over the garden and a glimpse of the sea, ideal for home working.

#### First Floor:

A spacious landing includes a linen cupboard housing the hot water tank and access to the loft via a retractable ladder.

The principal bedroom suite is a good-sized double, enjoying views across the rear garden and the first fairway of Seaford Golf Course. It benefits from an en-suite bathroom with bath, shower screen, vanity unit with wash basin, WC, and part-tiled walls.

There are three further double bedrooms, two overlook the front garden, Crown Hill and have a distant view of the sea. A well appointed family bathroom completes the upstairs, with a modern white suite including a bath with shower screen, vanity unit, WC, tiled floor and walls.

#### Exterior:

The property sits in beautifully maintained gardens with a wide front lawn, mature planting perfect for enjoying the westerly aspect and evening sunsets. The rear garden is predominantly laid to lawn and enclosed by fencing, paved sun terrace, well-stocked flower beds and established shrubs offering a high degree of privacy.

#### Detached double garage:

Up and over door approached via a wide driveway having space for several cars.





## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: G



## 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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