



17 LULLINGTON CLOSE, SEAFORD, EAST SUSSEX, BN25 4JH

£725,000

Tucked away at the end of a cul-de-sac in the sought-after south-east corner of Seaford, this detached three-bedroom home offers spacious gardens, detached garage, integral single garage and excellent potential for modernisation.

The property features a lounge and dining area with garden access, kitchen/breakfast room with side door, downstairs WC, and generous storage throughout. Upstairs offers three bedrooms, a family bathroom and a separate WC.

Outside, the home boasts a large rear garden laid to mostly lawn and patio, two driveways, a front single garage and a rear double garage.

Close to Seaford Head's scenic walks and secondary school, this home is perfect for families looking to create their dream property.

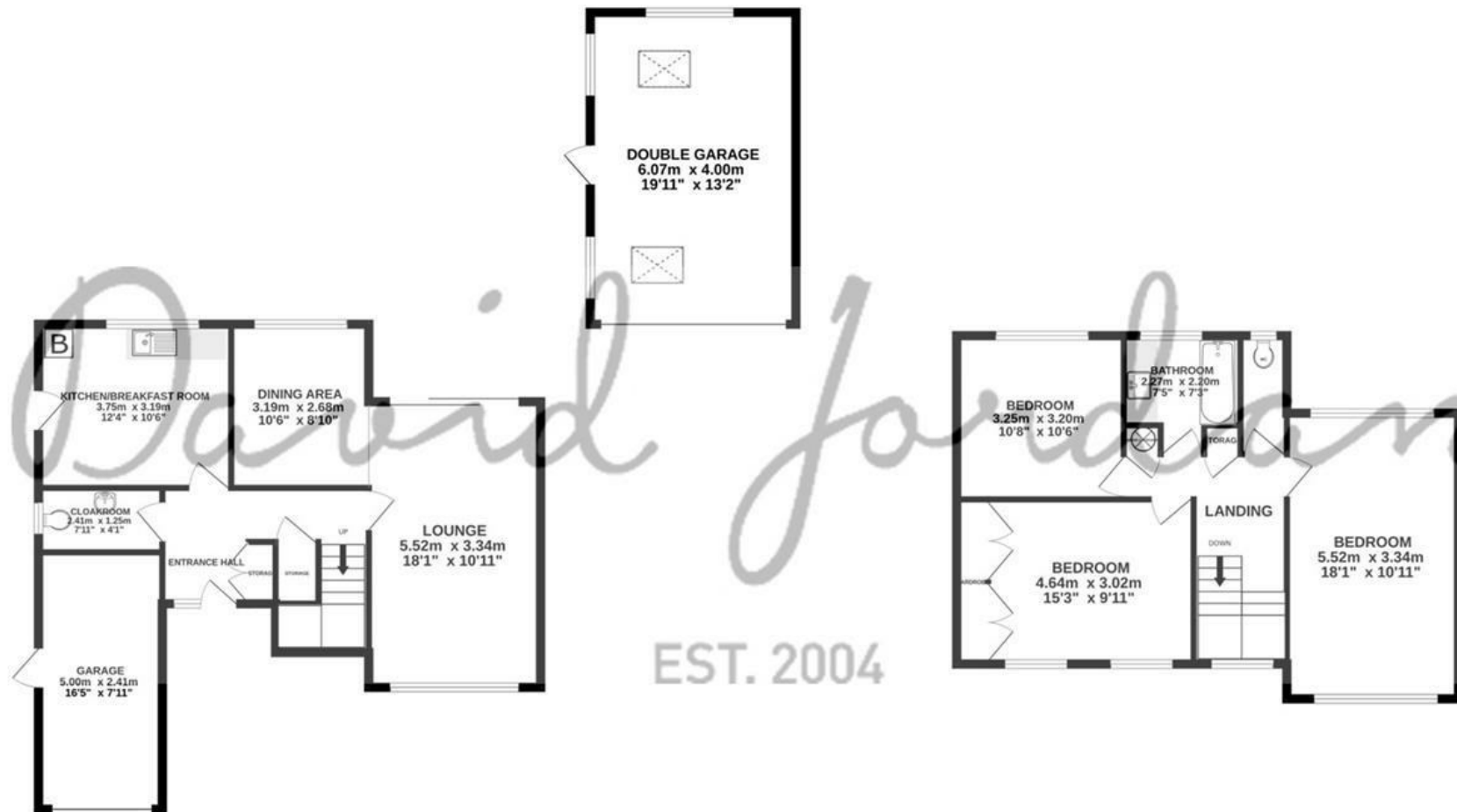
Further benefits include gas central heating and part uPVC double glazing.

- DETACHED THREE-BEDROOM HOUSE
- CUL-DE-SAC LOCATION
- SPACIOUS FRONT AND REAR GARDENS
- DETACHED DOUBLE GARAGE AND INTEGRAL SINGLE GARAGE
- TWO DRIVEWAYS
- REQUIRING MODERNISATION AND SCOPE TO EXTEND (SUBJECT TO PLANNING PERMISSION)
- EXCELLENT FAMILY HOME POTENTIAL
- CLOSE TO SCENIC COSTAL AND COUNTRY SIDE WALKS
- SEAFORD HEAD SECONDARY SCHOOL IS WITHIN APPROXIMATELY HALF A MILE
- VACANT POSSESSION



GROUND FLOOR
89.2 sq.m. (960 sq.ft.) approx.

1ST FLOOR
59.7 sq.m. (642 sq.ft.) approx.



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TOTAL FLOOR AREA : 148.9 sq.m. (1603 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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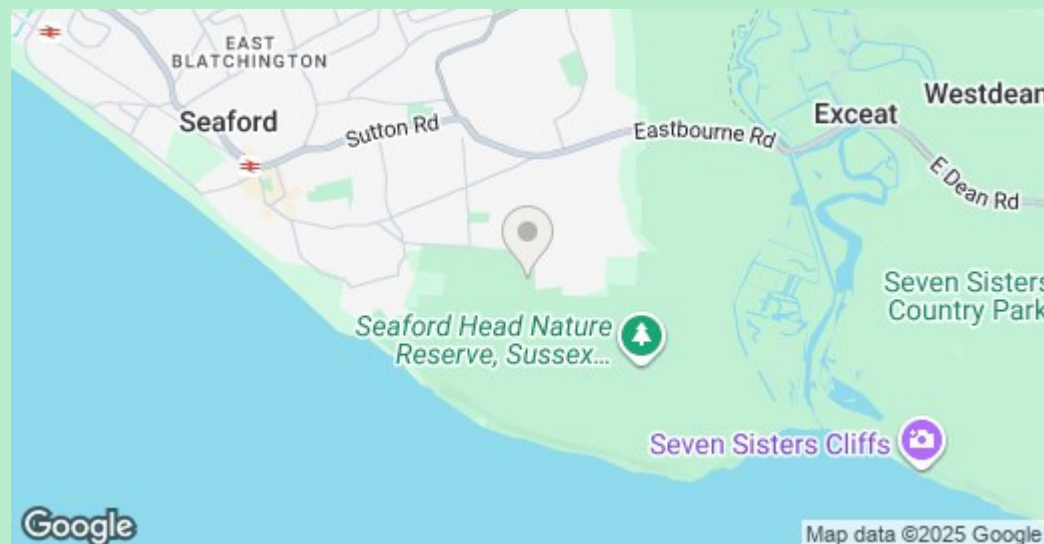
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: 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