



20 CROWN HILL, SEAFORD, BN25 2XJ

£795,000

A commanding flint-fronted executive home, tucked away in a peaceful residential cul-de-sac close to the South Downs National Park.

This spacious four bedroom detached property extends to over 2,085 sq ft (inc garage) and is complemented by beautifully maintained, south facing rear gardens, perfect for outdoor entertaining.

The ground floor offers versatile living with a front-facing study, a well-proportioned lounge with French doors to the garden, and a separate dining room with additional French doors providing further garden access. The modern kitchen is fitted with integrated appliances and is served by a practical utility room with side access.

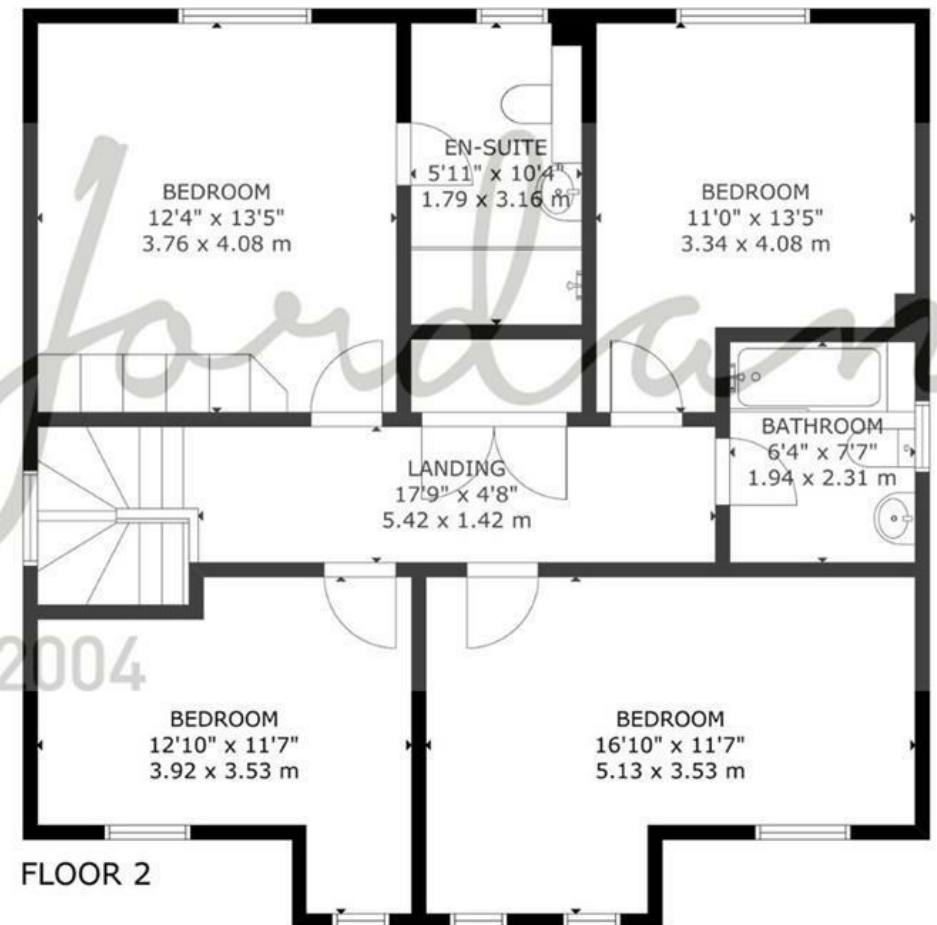
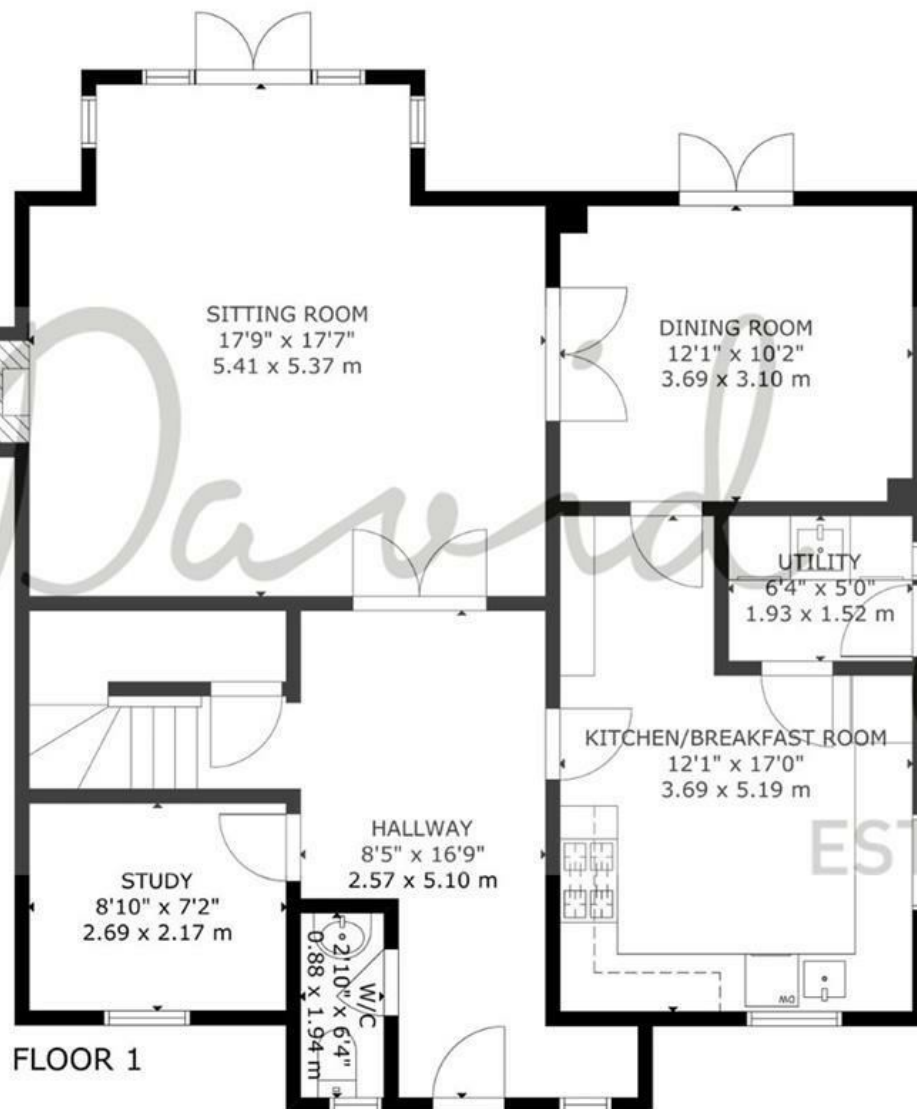
The first floor has a generous landing and four double bedrooms, including a main bedroom with en suite facilities. A contemporary family bathroom serves the remaining bedrooms.

Additional features include a detached double garage, ample off-street parking, uPVC double glazing and gas central heating.

The property enjoys an enviable position for countryside walks across nearby farmland, while Seaford town centre lies just a mile away, offering a range of shops, restaurants, schools, and leisure facilities.

- FOUR DOUBLE BEDROOMS
- EN-SUITE SHOWER AND FAMILY BATHROOM
- SITTING ROOM, SEPARATE DINING ROOM AND STUDY/SNUG
- KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- UTILITY ROOM
- DOUBLE GARAGE WITH AMPLE PARKING
- SOUTHERLY ASPECT
- SECLUDED REAR GARDEN WITH PATIO
- GAS CENTRAL HEATING
- NEAR TO GOLF COURSE AND COUNTRYSIDE WALKS
- UPVC DOUBLE GLAZED





GROSS INTERNAL AREA
 TOTAL: 167 m²/1,789 sq.ft
 FLOOR 1: 86 m²/921 sq.ft, FLOOR 2: 81 m²/868 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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EST. 2004