



**4 Bed
House - Detached
located in Willow Drive**



23 Willow Drive
Seaford
BN25 4BZ



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Offers In The Region Of
£495 000

This is a lovely spacious bright and airy Freehold detached family home located in a sought after area.

The property offers good proportioned rooms and the accommodation comprises a good size lounge, good size dining room, four double bedrooms, main bedroom with en-suite shower room, modern kitchen, family bathroom, separate WC, integrated garage with off road parking for two cars.

The private rear garden is well stocked and easy to maintain.

The property is situated within close proximity to lovely country walks, near to the Brighton/Eastbourne bus routes, local bus routes and to the local schools.

Hall Way

Spacious hall way. Stairs lead to the first floor and doors lead to the lounge and dining room, guest WC and garage.

Guest WC

White suite basin and toilet.

Lounge

A spacious and airy lounge with a window overlooking the front garden. An arch leads to the dining room. Electric fire and surround.

Dining Room

Spacious light and airy dining room. French doors lead to the private rear garden.

Kitchen/Diner

Lots of natural light let in by a large window into the kitchen and overlooks the private rear garden. A good number of storage units and worktops with spaces for a freestanding fridge/freezer, cooker, washing machine. The back door leads to the private rear garden. Radiator. Space for a kitchen table.

First Floor Landing

Airing cupboard.

Main Bedroom

Double bedroom with a large window overlooking the front garden. Built-in wardrobes. Radiator.

En-Suite Shower Room

The en-suite shower room comprises of a wash basin, toilet, shower cubicle. Ceiling height tiling.

Bedroom Two

Double bedroom with a large window which makes this room light and airy and overlooking the rear garden. Built-in wardrobes. Radiator.

Bedroom Three

Double bedroom with a large window overlooking the rear garden. Built-in wardrobe. Radiator.

Bedroom Four

Double bedroom which is now set up as a sitting room with a window overlooking the front garden. Under eaves storage.

Family Bathroom

Ceiling height tiling. Wash basin, toilet and bath with an overhead shower. Radiator.

Loft

Partly boarded with a drop down ladder.

Outside

Front garden and a private rear garden with a summer house/shed and a patio area ideal for al fresco meals.

Parking

Integrated garage with off road parking for 2 cars. Boiler located in garage

Council Tax

Tax Band E
Approx: £3060 pa



Sundries

Electricity Provider - British Gas and located in Porch

Gas Provider - British Gas and located side of house

Water Provider - South East

Waste Water - Southern Water

Floor Plan

This plan and the dimensions are for information purposes only and may not be to scale and representative of the property.

Mobile Reception, Broadband & WiFi Speed

Buyers have to rely on their own searches and surveys and by checking Ofcom and Openreach internet sites.



23 Willow Drive, BN25 4BZ
 Approximate Gross Internal Floor Area = 155.9 sq m / 1679 sq ft

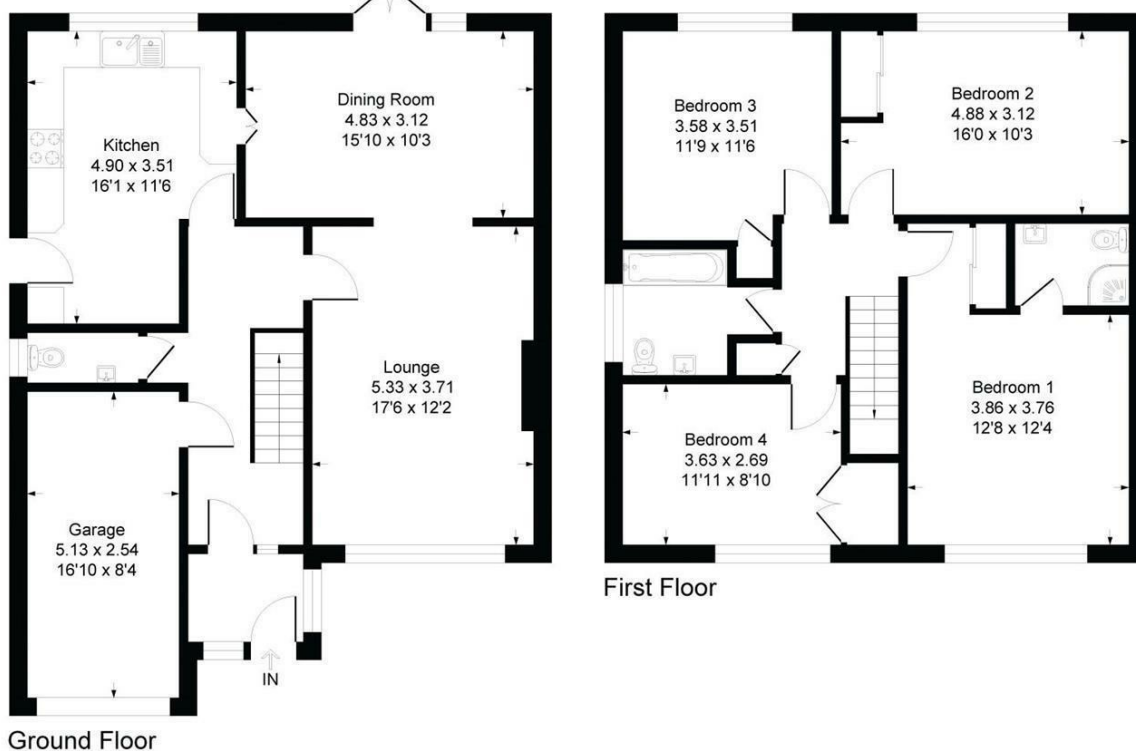


Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		75	85
	EU Directive 2002/91/EC		

DIRECTIONS

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