



Rookery Way, Seaford BN25 2TD

fox & sons

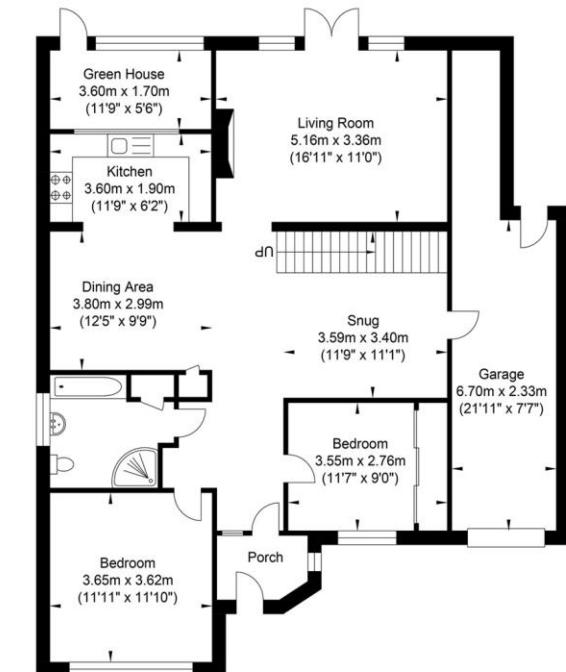
welcome to

Rookery Way, Seaford

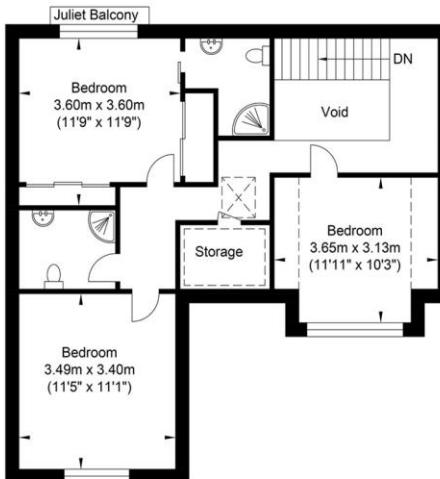
****Guide price-£700,000-£750,000**** A deceptively spacious 5 double bedroom home offering breathtaking sea views, three reception rooms, a spacious garden with a heated pool, a stylish decked terrace and a versatile garden studio room. Perfectly designed for contemporary living.



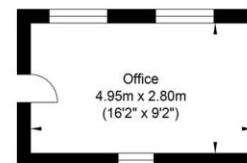
Rookery Way



Ground Floor
Approximate Floor Area
1351.51 sq ft
(125.56 sq m)



First Floor
Approximate Floor Area
708.15 sq ft
(65.79 sq m)



Outbuilding
Approximate Floor Area
149.18 sq ft
(13.86 sq m)

Approximate Gross Internal Area = 205.21 sq m / 2208.86 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Living Room
16' 11" x 11' (5.16m x 3.35m)

Kitchen
11' 9" x 6' 2" (3.58m x 1.88m)

Dining Room
12' 5" x 9' 9" (3.78m x 2.97m)

Snug
11' 9" x 11' 1" (3.58m x 3.38m)

Ground Floor Bedroom
11' 11" x 11' 10" (3.63m x 3.61m)

Ground Floor Bedroom
11' 7" x 9' (3.53m x 2.74m)

Bathroom

Landing

Master Bedroom
11' 9" x 11' 9" (3.58m x 3.58m)

En-Suite

Bedroom
11' 5" x 11' 1" (3.48m x 3.38m)

Bedroom
11' 11" x 10' 3" (3.63m x 3.12m)

Shower Room

Greenhouse

Office

Rookery Way, Seaford

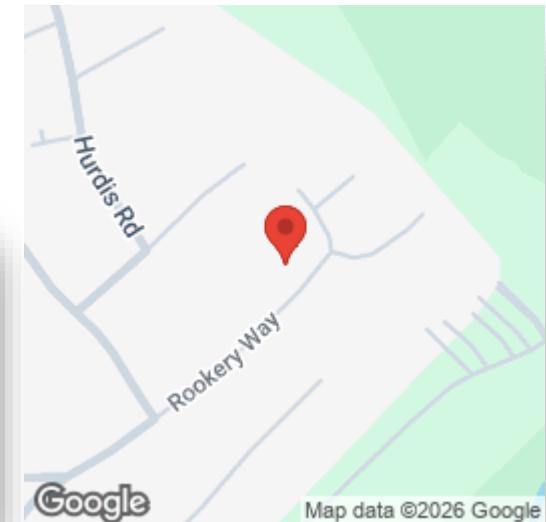
- GUIDE PRICE-£700,000-£750,000
- 3 RECEPTION ROOMS
- DETACHED 5 BEDROOM HOUSE
- 3 MODERN BATHROOMS/SHOWER ROOMS
- HEATED SWIMMING POOL WITH OPEN VIEWS

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£700,000



view this property online fox-and-sons.co.uk/Property/SEA108419

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

SEA108419 - 0017



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