



18 The Holt, Seaford, BN25 3HR

ROWLAND  
GORRINGE

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**£575,000**

A well presented three bedroom detached house on a generous plot with lapsed planning for a 3 bedroom detached house. No ongoing chain.

The accommodation consists of a good sized living/dining room with double doors at the rear, leading out to the garden, kitchen/breakfast room and ground floor cloakroom. On the first floor there are three double bedrooms, and a well-fitted modern shower room.

The rear garden is approximately 145' at its widest point, being mainly laid to lawn, patio seating areas and fence borders. The outside area benefits from occupying a very large plot, which has the potential for development, extending the current dwelling, or building a garage subject to necessary planning consents.

Further benefits include large front lawn, off road parking for two vehicles, uPVC double

glazing and that the house is being offered for sale with no onward chain.

Nb. Please note the previous owners applied for planning of a three bedroom detached house in 2017 LW/17/1041 and was granted after appeal in December 2018 APPEAL/18/0005.

The Holt is a Cul de Sac located off North Way with local bus service, countryside walk and Blatghington golf course being found within a few hundred yards. Situated between 2 primary schools, with a parade of shops in nearby Lexden Road. Whilst access to the Southdowns National Park can be found to the top of North Way. Seaford town centre with its range of shops, cafes, restaurants, pubs, beach, bus and rail services can be found within one and three quarter miles.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.









**Entrance Porch**

**Entrance Hall**

**Kitchen/Breakfast Room**

13'7" x 8'11" (4.14m x 2.72m)

**Living/Dining Room**

20'9" x 19'3" (6.32m x 5.87m)

**WC**

**Landing**

**Bedroom One**

15'6" x 11'6" (4.72m x 3.51m)

**Bedroom Two**

12'4" x 11'6" (3.76m x 3.51m)

**Bedroom Three**

12'6" x 9" (3.81m x 2.74m)

**Shower Room**

**Rear Garden**

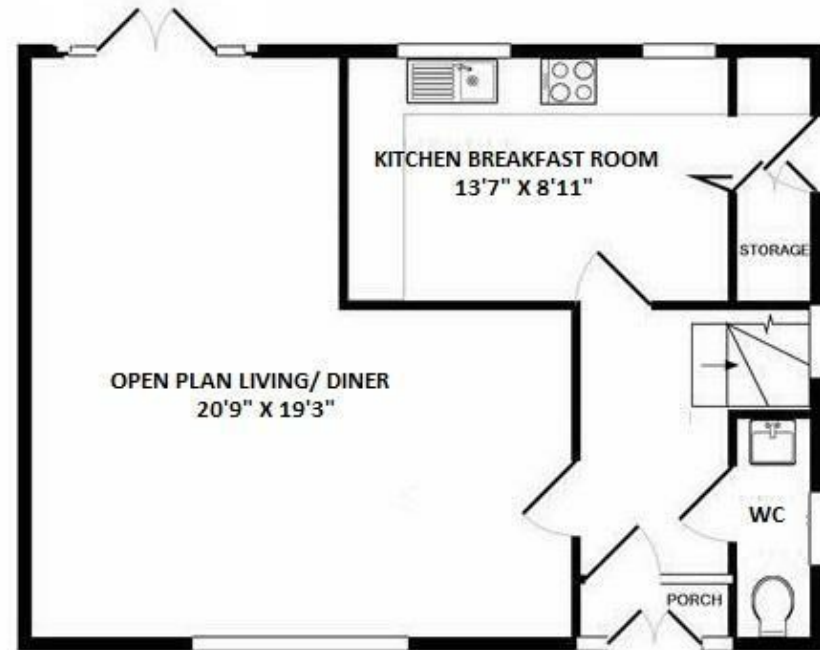
**Driveway**

**EPC: D**

**Council Tax Band: E**







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