



25 Badgers Copse, Seaford, BN25 4DF

ROWLAND  
GORRINGE

# 25 Badgers Copse Seaford BN25 4DF

## £450,000

A well presented detached four-bedroom family home, which is situated on a good size corner plot offering scope to extend and backs onto a wooded copse.

This development was sympathetically constructed as a quiet no through road to take into consideration and to preserve this delightful, wooded copse area for future generations to enjoy. The property itself has been exceptionally well maintained by the current owners and is ready for a new family to make their forever home. You are granted access via the main entrance door which leads into the entrance hallway, here you will also find a downstairs WC with wash hand basin. The rest of the ground floor accommodation consists of a modern fitted kitchen with many built in appliances, a bright and spacious living room which is open planned through to the dining area. From here there are double glazed patio doors leading out onto the stunning and larger than average rear garden. From the living room there is a door leading into an inner hall and a staircase leading to the first floor. This level consists of Four bedrooms, with the master bedroom having a delightful range of built in wardrobes and a modern family bathroom. There are windows from the rear bedrooms overlooking the rear garden and the copse. Due to the corner plot the rear garden is larger than average and consists of two seating areas, a useful decked area, a miniature orchard incorporating pear and apple trees and a lawned area. There is rear access to the garage, which has power and light. To the front there is an additional very well kept garden and a long driveway, allowing parking for several vehicles, leading to the garage.

Further benefits include; scope to extend, views to the sea, over the Copse and 'The barn' This property is being sold with a 25th share of the copse.

Located in a cul de sac, Badgers Copse is within one and a half miles of the town centre and all its amenities. Seaford has a railway station with services to London Victoria via Lewes, comprehensive shopping and medical facilities, two golf clubs and is surrounded by the South Downs National Park. There is a long and uncommercialised seafront esplanade with a sailing club.



- Four Bedrooms
- Sea Glimpses
- Garage
- Cul-De-Sac
- Close to Schools
- Corner Plot
- Well Presented
- Ample Off Road Parking
- Close to Bus Routes
- Close to Picturesque Walks



Entrance Hall

Cloakroom

Kitchen 3.66m x 2.36m (12" x 7'9")

Living Room 4.70m x 4.01m (15'5" x 13'2)

Dining Room 3.43m x 2.69m (11'3" x 8'10)

Landing

Bedroom One 3.91m x 4.04m (12'10" x 13'3")

Bedroom Two 2.67m x 3.18m (8'9" x 10'5")

Bedroom Three 2.13m x 1.91m (7" x 6'3")

Bedroom Four 2.67m x 1.93m (8'9" x 6'4")

Bathroom

Rear Garden

Garage 5.51m x 2.74m (18'1" x 9")

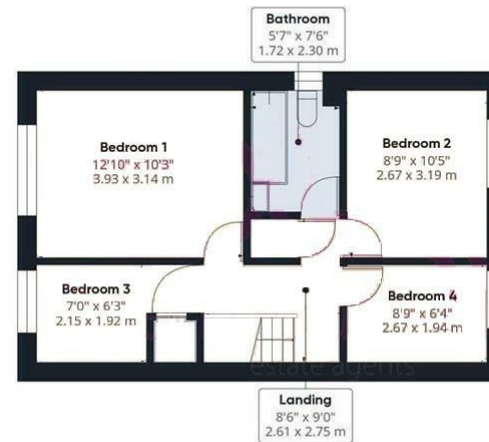
EPC: C

Council Tax Band: E





Ground Floor



Floor 1

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

