



9A HARTFIELD ROAD, SEAFORD, BN25 4PJ

£650,000

This attractive detached home, situated in the desirable South East Corner is conveniently located within easy reach of Seaford town centre, with bus services operating along the main A259 providing services to Eastbourne and Brighton.

Seaford town centre, with its range of shops, cafés, bars and amenities, along with the train station, is within approximately three quarters of a mile, while Seaford Beach is also a similar distance away. The area is well served by a variety of local schools.

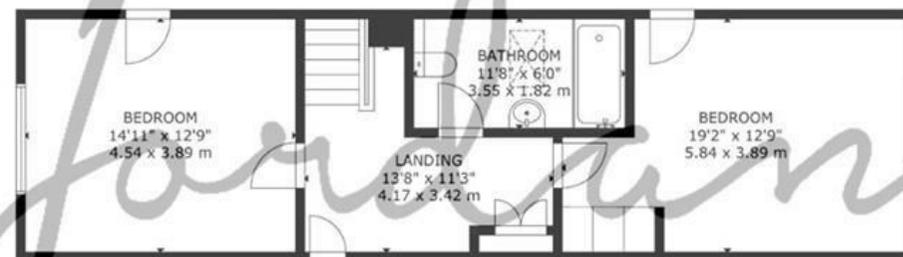
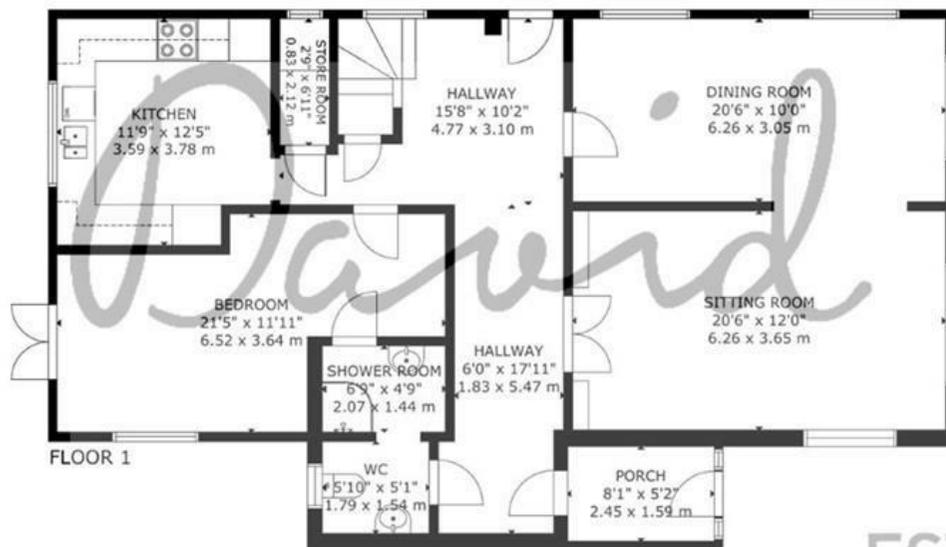
The property offers well balanced accommodation, including two first floor bedrooms with a bathroom and an additional ground floor bedroom with en-suite facilities, complemented by generous ground floor living space with a large welcoming reception hall and a lounge that sweeps nicely into a dining room. The majority of the ground floor has wood block flooring.

The property sits on a very good size plot and benefits from mature and well established gardens, along with a garage and off road parking, making it a versatile home well suited to a range of buyers.

Vacant possession subject to grant of probate.

- DETACHED HOUSE
- THREE BEDROOMS
- EN-SUITE SHOWER AND FAMILY BATHROOM
- LIGHT AND AIRY SPACIOUS RECEPTION HALL, LOUNGE AND DINING SPACE
- KITCHEN/BREAKFAST ROOM AND PANTRY
- GAS CENTRAL HEATING,
- GARAGE AND PARKING
- GOOD SIZE REAR GARDEN
- VACANT POSSESSION SUBJECT TO GRANT OF PROBATE





EST. 2004

GROSS INTERNAL AREA  
 TOTAL: 172 m<sup>2</sup>/1,848 sq ft  
 FLOOR 1: 114 m<sup>2</sup>/1,227 sq ft, FLOOR 2: 58 m<sup>2</sup>/621 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

## 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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