



2 LULLINGTON CLOSE, SEAFORD, EAST SUSSEX, BN25 4JH

£850,000

An attractive detached property, situated in this superb position in the favoured South-East corner of Seaford, backing onto Seaford Head golf course with stunning views over the fairways. It is also very near to adjoining National Trust land, with good access to downland walks towards The Seven Sisters and Cuckmere Haven, known as an area of outstanding natural beauty. The town centre and railway station are approximately one and a half miles distant, whilst local schools, bus routes and the Seafront promenade are all within easy reach.

Accommodation is arranged over two floors, with the entrance level having a good size reception hall, a well-fitted kitchen, open-plan lounge/diner, conservatory, two double bedrooms, sun room, utility area, and the first of three bathrooms.

On the first floor there are two very spacious bedrooms each having the benefit of an en-suite shower room and stunning views across Seaford Head golf course. The main bedroom also has a balcony and a range of fitted wardrobes.

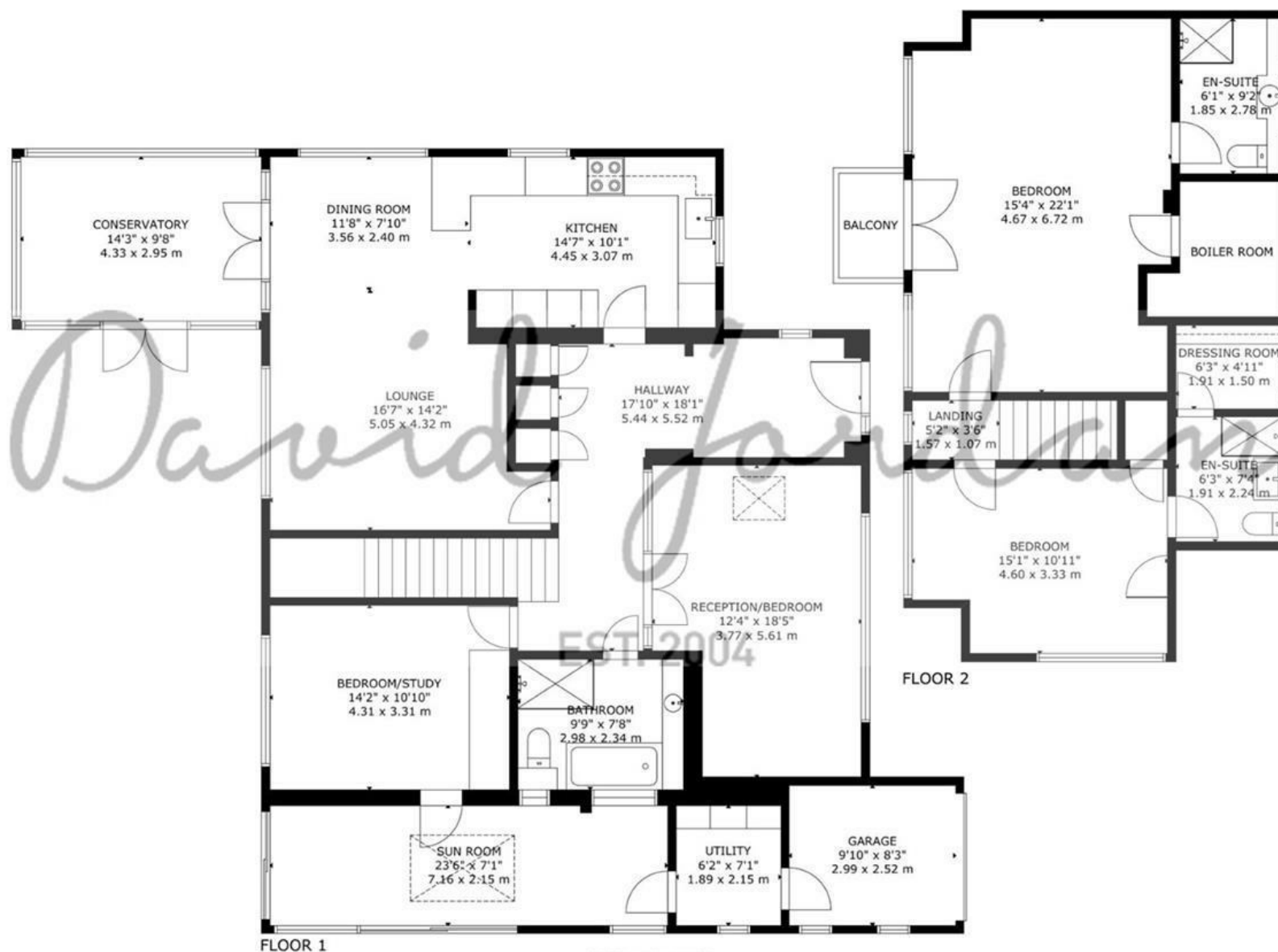
Outside, there is a large rear garden which is mainly laid to lawn, with established shrubs and bushes to each border. There is also a spacious area being ideal for outdoor dining and entertaining. To the rear of the property there is a gate which provides direct access onto the golf course and Seaford Head Nature Reserve which is ideal for walking.

Other features and benefits include gas central heating, picturesque front and rear gardens, and plenty of parking.

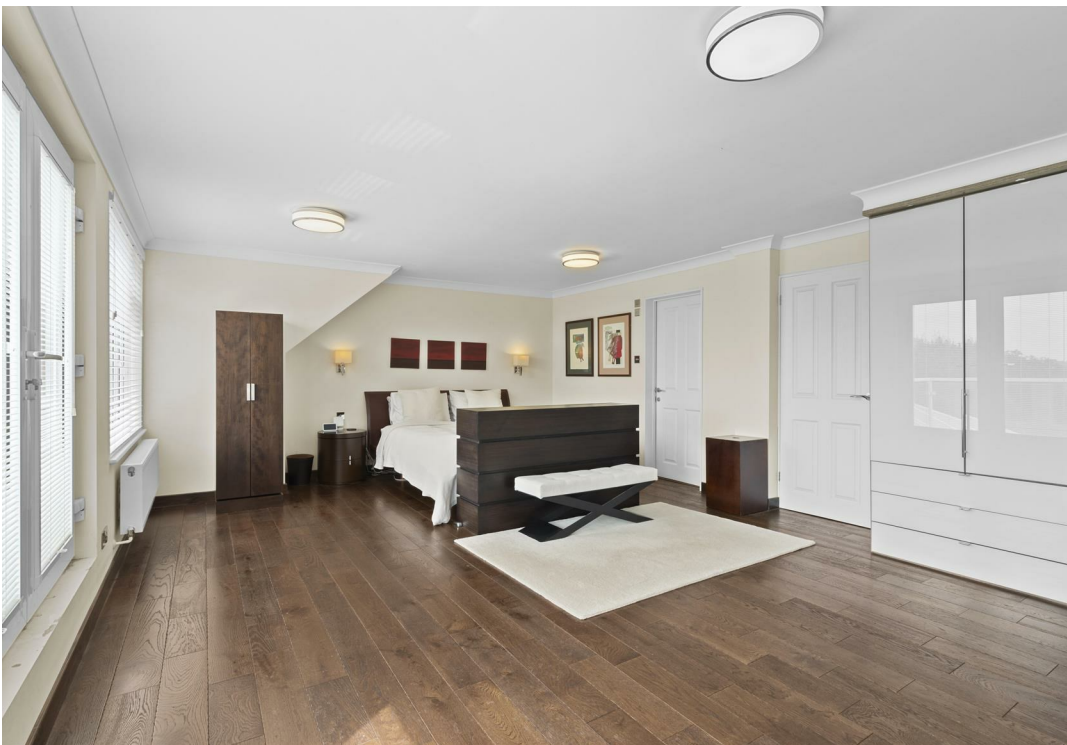
2 Lullington Close, is a property that must be seen to be fully appreciated.

- FOUR DOUBLE BEDROOMS
- DETACHED CHALET
- EXPANSIVE VIEWS ACROSS SEAFORD HEAD GOLF COURSE TOWARDS THE SEA.
- SPACIOUS OPEN-PLAN STYLE LIVING ACCOMMODATION
- EN-SUITE SHOWER ROOMS WITH TWO OF THE BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS SIZED REAR GARDEN WITH GATED ACCESS STRAIGHT ONTO GOLF COURSE
- SITUATED IN THE FAVOURED SOUTH EAST CORNER OF SEAFORD
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- FOR SALE WITH NO ONWARD CHAIN





GROSS INTERNAL AREA
TOTAL: 218 m²/2,350 sq.ft
FLOOR 1: 148 m²/1,593 sq.ft, FLOOR 2: 70 m²/757 sq.ft
EXCLUDED AREAS: GARAGE: 8 m²/81 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



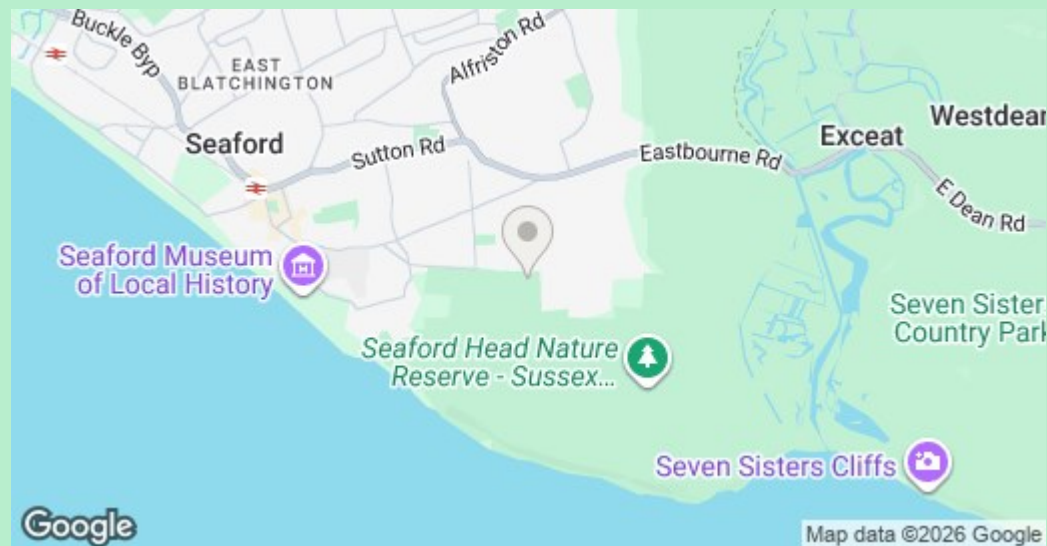
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



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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EST. 2004