



TETHERS END 3, ELEANOR CLOSE, SEAFORD, BN25 2XD

£475,000



A beautifully presented modern detached home with striking red brick elevations and attractive architectural detailing, set behind a timber porch. The property features a pitched tiled roof with gabled fronts, adding to its characterful charm. With three double bedrooms, this property offers a generous level of accommodation to suit a range of audiences.

Engineered oak flooring flows from the entrance hall through to the dual aspect living room, dining room/study, which could also be utilised as a fourth bedroom. There is also a well-fitted kitchen and cloakroom. There are three double bedrooms, with the main bedroom benefiting from an en-suite shower room. A family bathroom also sits on the first floor.

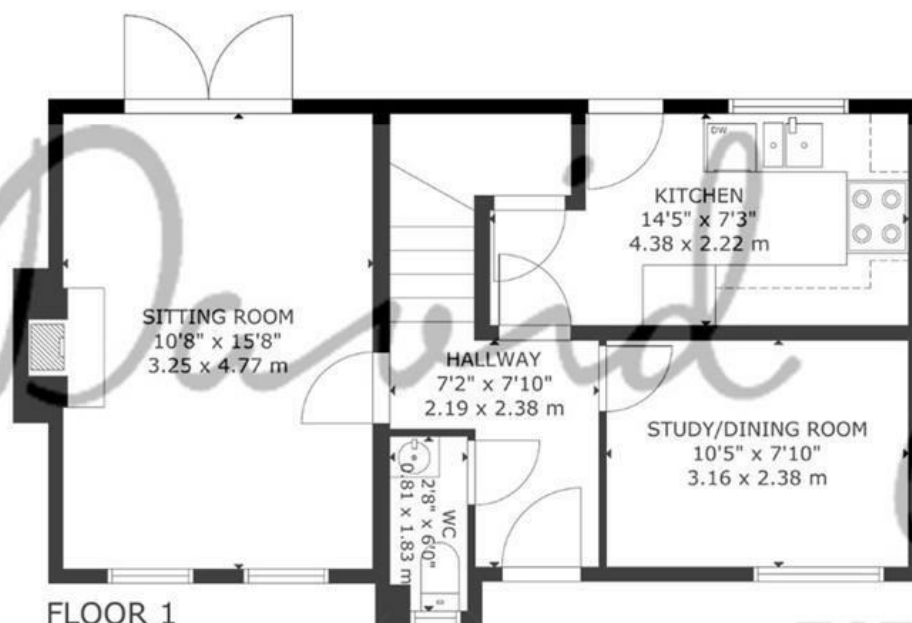
Outside there is a pleasant rear garden which is fully fence enclosed and half laid to shingle with the remainder laid to lawn. There is also a summerhouse built on oak decking. To the front there is off road parking for two vehicles and access to the garage via up-and-over door.

The property is situated near to miles of open countryside, farmland and public bridleway. A convenience store and children's play area are also nearby in Princess Drive. Bus services operating along the main A259 to Brighton and Eastbourne, together with Bishopstone railway station; both are approximately one mile from the property. Two Local primary schools are situated within a 20-25 minute walk.

An internal inspection is advised to appreciate the accommodation and uniqueness on offer. The property is available with no onward chain.

- THREE DOUBLE BEDROOMS
- RECENTLY INSTALLED MAJORITY DOUBLE GLAZING
- BEAUTIFULLY PRESENTED DETACHED HOUSE WITHIN A SHORT DISTANCE TO OPEN COUNTRYSIDE AND PUBLIC BRIDLEWAY
- KITCHEN WITH INTEGRATED APPLIANCES. SEPARATE DINING ROOM/STUDY OR FOURTH BEDROOM
- DUAL ASPECT SITTING ROOM WITH WOOD BURNING STOVE
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- SITUATED ADJACENT TO OPEN GREEN SPACE AND NEARBY TO LOCAL STORE AND BUS ROUTES
- GENEROUS SIZED PRIVATE REAR GARDEN WITH INSULATED AND DECORATED SUMMERHOUSE
- BISHOPSTONE TRAIN STATION AND MAINLINE BUS ROUTE WITHIN ONE MILES DISTANCE
- NO ONWARD CHAIN





FLOOR 1



FLOOR 2

EST. 2004

GROSS INTERNAL AREA  
TOTAL: 86 m<sup>2</sup>/927 sq.ft  
FLOOR 1: 43 m<sup>2</sup>/460 sq.ft, FLOOR 2: 43 m<sup>2</sup>/467 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





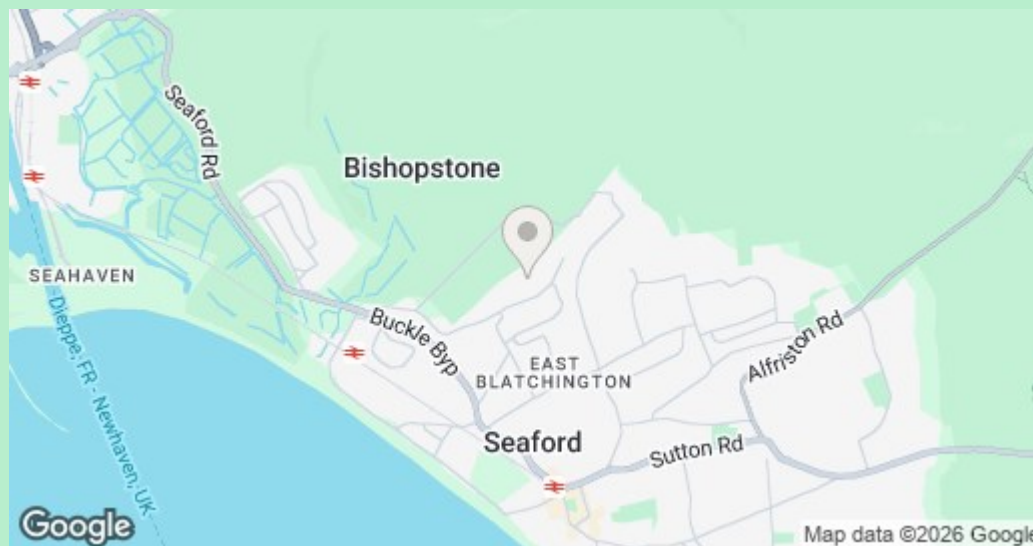
## COUNCIL TAX BAND

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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EST. 2004