



7 STEYNING ROAD, SEAFORD, EAST SUSSEX, BN25 4EB

£625,000

A spacious and well-presented home situated in a quiet close, in the favoured South East corner of Seaford, close to South Downs National Park with downland walks. Seaford town centre and railway station with links to Eastbourne and Brighton are about a mile and a half distant.

On the ground floor, the accommodation consists of a living room, dining room, kitchen, modern shower room, cloakroom and two double bedrooms. Upstairs, there is a good level of eaves storage, three bedrooms and cloakroom. There is a single garage which is approached via a driveway, which affords off road parking for several vehicles, and a separate shingle driveway which also provides parking for several vehicles.

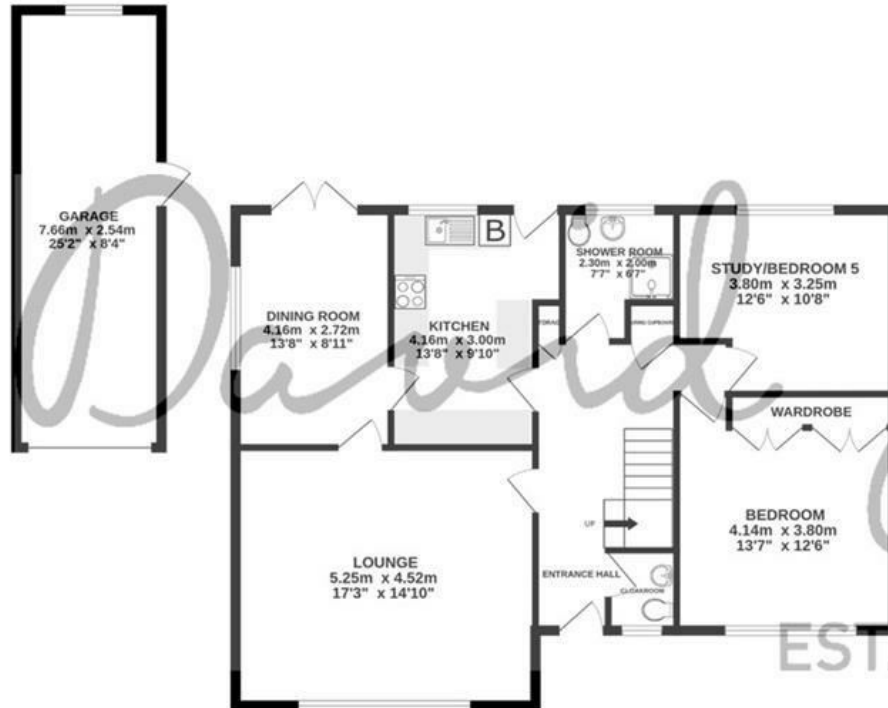
The private rear garden is mainly laid to lawn with a patio and summer house. There is gated side access leading to the front. Further benefits include gas central heating and uPVC double glazing.

An internal inspection is advised to appreciate the wealth of accommodation on offer.

- FOUR/FIVE BEDROOMS
- DETACHED CHALET
- SITUATED IN A QUIET CUL-DE-SAC IN THE FAVOURED SOUTH EAST CORNER
- GENEROUS-SIZED REAR GARDEN
- MODERN SHOWER ROOM
- LIVING ROOM, DINING ROOM AND KITCHEN
- RANGE OF EAVES STORAGE
- CLOSE TO WALKS, SECONDARY SCHOOL AND BUS ROUTE
- SINGLE GARAGE
- OFF ROAD PARKING FOR SEVERAL VEHICLES



GROUND FLOOR
111.2 sq.m. (1197 sq.ft.) approx.



1ST FLOOR
55.1 sq.m. (593 sq.ft.) approx.



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TOTAL FLOOR AREA : 166.3 sq.m. (1790 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

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