



4 HOMEFIELD ROAD, SEAFORD, EAST SUSSEX, BN25 3DG

£625,000

A spacious and versatile three/four bedroom detached home with double garage, off-street parking and wrap-around garden, situated in the popular East Blatchington area of Seaford.

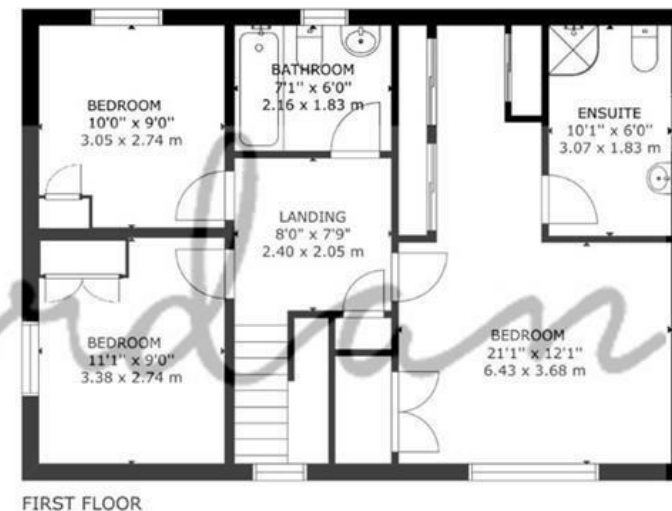
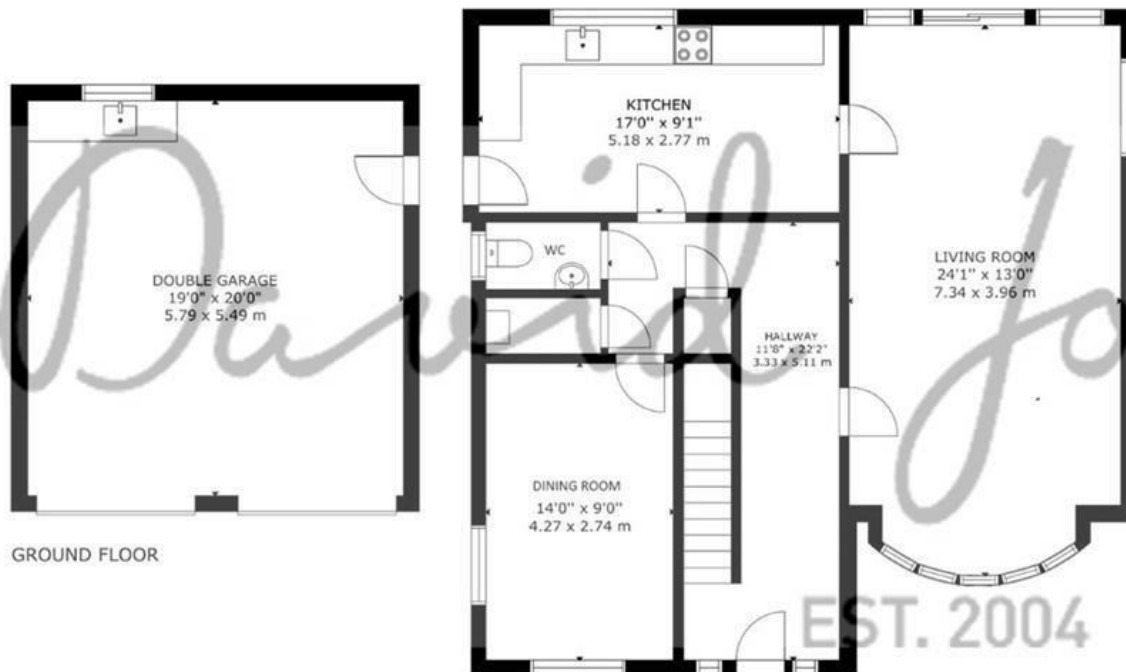
Well-positioned within half a mile of two primary schools, a parade of local shops and the nearby bus route. This well-presented property is also less than three-quarters of a mile from Seaford town centre and mainline railway station.

The generous accommodation includes a large sitting room, kitchen/breakfast room, ground floor cloakroom and a versatile fourth bedroom or dining room. Upstairs, the main bedroom benefits from an en-suite shower room, with two further double bedrooms and a modern family bathroom.

Outside, the wrap-around garden offers a shingle seating terrace and lawned areas enclosed by timber fencing, together with a useful summer house. A generous driveway provides ample off-road parking and access to the detached double garage, which benefits from power, lighting and space for white goods. Given the size and positioning of the garage, it may offer scope for a variety of alternative uses, including potential ancillary or annex-style accommodation, subject to the necessary planning permissions, building regulations and any other required consents.

- THREE/FOUR BEDROOM
DETACHED HOUSE
- DETACHED DOUBLE GARAGE
AND OFF ROAD PARKING
FOR SEVERAL VEHICLES
- LOCATED WITHIN HALF A
MILE OF TWO PRIMARY
SCHOOLS, A PARADE OF
LOCAL SHOPS AND THE
NEARBY BUS ROUTE
- REAR AND SIDE GARDEN
- KITCHEN/BREAKFAST ROOM
- SITTING ROOM
- BATHROOM AND EN-SUITE
SHOWER ROOM
- BEDROOM FOUR/DINING
ROOM
- GAS FIRED CENTRAL HEATING





GROSS INTERNAL AREA
TOTAL: 155 m²/1,667 sq.ft
GROUND FLOOR: 89 m²/956 sq.ft, FIRST FLOOR: 66 m²/711 sq.ft
EXCLUDED AREAS: DOUBLE GARAGE: 35 m²/379 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