



THE SYCAMORES, 9 MANOR ROAD NORTH, SEAFORD, BN25 3RA

£625,000

A rare opportunity to acquire this detached chalet-style residence, occupying a generous plot with mature front, side and rear gardens, together with an attached garage, in a convenient location close to Seaford's amenities.

Seaford town centre, railway station, and a range of local shops are all within approximately one mile, whilst regular bus services operate along the nearby A259, providing access to both Brighton and Eastbourne.

The accommodation offers a highly versatile layout, ideally suited to a variety of purchasers. The ground floor comprises a spacious double aspect lounge with access to a useful study, cloakroom, kitchen with adjoining utility/laundry room and personal door to the garage.

The separate dining room could be utilised as the fourth bedroom, there is also a further ground floor bedroom with en-suite facilities, offering excellent flexibility for guests, multi-generational living or those seeking ground floor accommodation.

To the first floor are two further double bedrooms, both benefiting from generous eaves storage, together with a shower room.

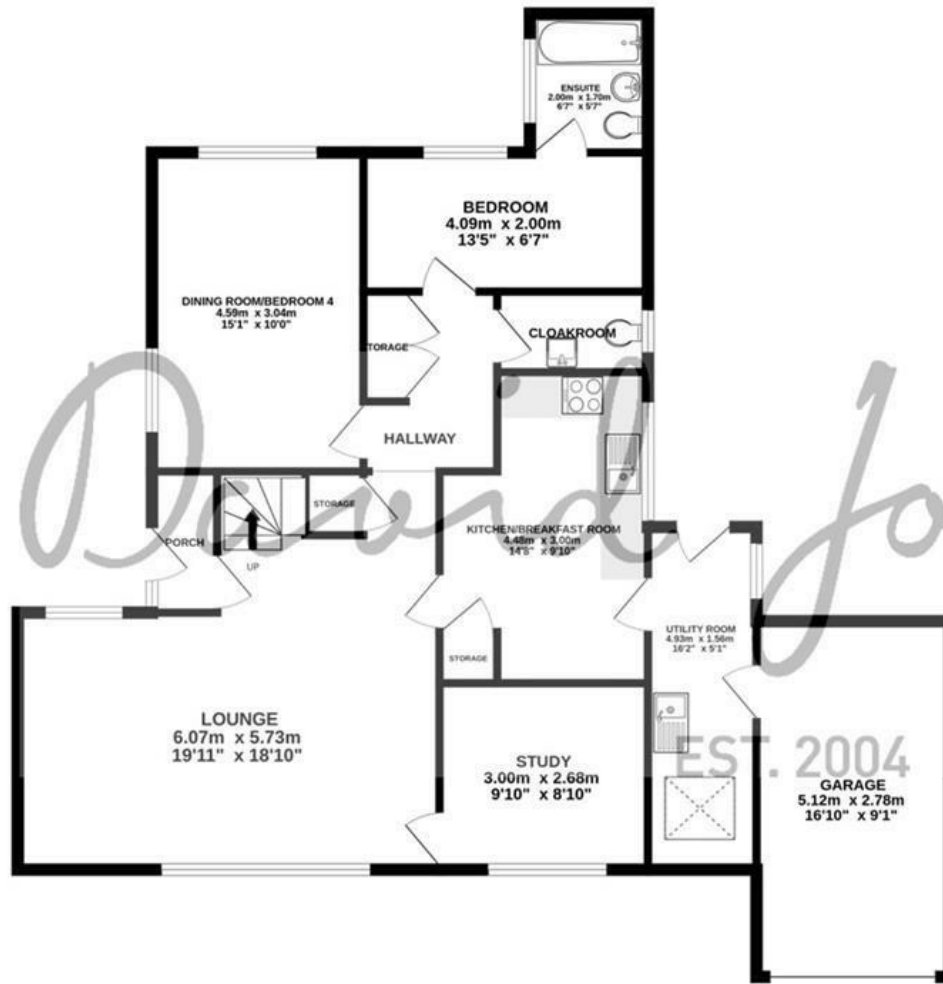
A particular feature of the property is the mature and established garden, with an abundance of shrubs, mature trees and lawned areas providing a delightful setting and a good degree of privacy and seclusion.

The property is offered with vacant possession and no onward chain.

- THREE/FOUR BEDROOMS
- DETACHED HOUSE
- LOUNGE, DINING ROOM/
BEDROOM FOUR
- KITCHEN AND LAUNDRY
ROOM
- STUDY AND CLOAKROOM
- EN-SUITE TO THE GROUND
FLOOR BEDROOM
- FIRST FLOOR SHOWER
ROOM
- GARAGE
- VACANT POSSESSION WITH
NO ONWARD CHAIN
- GARDENS TO THREE SIDES



GROUND FLOOR
106.2 sq.m. (1143 sq.ft.) approx.



1ST FLOOR
43.5 sq.m. (468 sq.ft.) approx.



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TOTAL FLOOR AREA : 149.7 sq.m. (1611 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