



Guide Price
£355,000

Freehold

4x  2x  1x 

**Maple Fields, Seaford,
East Sussex, BN25**

cubitt&west
Helping you move forwards



Main features

- **Bright modern kitchen**
- **Good size lounge with doors leading to the rear garden**
- **Main bedroom with an ensuite bathroom**
- **Separate garage**
- **Perfect home for multi-functional living**



Nearest Schools

Primary Schools: Cradle Hill Community Primary 0.2 miles, Chyngton School 0.5 miles, Seaford Primary 0.7 miles

Secondary Schools: Newlands School 0.5 miles, St John's School (Brighton) 0.6 miles, Bowden House School 0.6 miles



Transport Information

Train Stations: Seaford 1.0 miles, Bishopstone 1.4 miles, Newhaven Harbour 2.7 miles

Accommodation

GROUND FLOOR

Cloakroom

Kitchen: 13'2 x 7'7 (4.02m x 2.31m)

Lounge/Diner: 8'9 x 3'4 (2.67m x 1.02m) plus
15'7 x 11'2 (4.75m x 3.41m)

FIRST FLOOR

Bedroom 2: 14'6 x 12'7 (4.42m x 3.84m)

Bedroom 3: 8'9 x 7'1 (2.67m x 2.16m)

Bedroom 4: 8'9 x 7'1 (2.67m x 2.16m)

SECOND FLOOR

Bedroom 1: 14'8 x 14'7 (4.47m x 4.45m)

En suite bathroom

Study: 6'8 x 5'1 (2.03m x 1.55m)

OUTSIDE

Front and Rear Gardens

Garage

Call Peacehaven - 01273 584511 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

