



5 ELM CLOSE, SEAFORD, EAST SUSSEX, BN25 4BX

£675,000

A spacious four bedroom detached family home situated in a popular cul-de-sac on the outskirts of Seaford. Situated close to the South Downs National Park offering delightful walks along the river towards Cuckmere Haven, the Seven Sisters and Friston Forest. Seaford Town centre and mainline railway station are approximately one and a half miles distant, whilst the A259 with bus services operating between Eastbourne and Brighton, is conveniently close-by.

The property offers a good level of accommodation, with the ground floor having a generous-sized entrance porch, hallway, dual aspect living room, dining room, galley-style kitchen, separate utility room, cloakroom and internal access to the double garage. Upstairs, there is a very large landing, granting access to four bedrooms, two en-suites and a Jack and Jill style family bathroom.

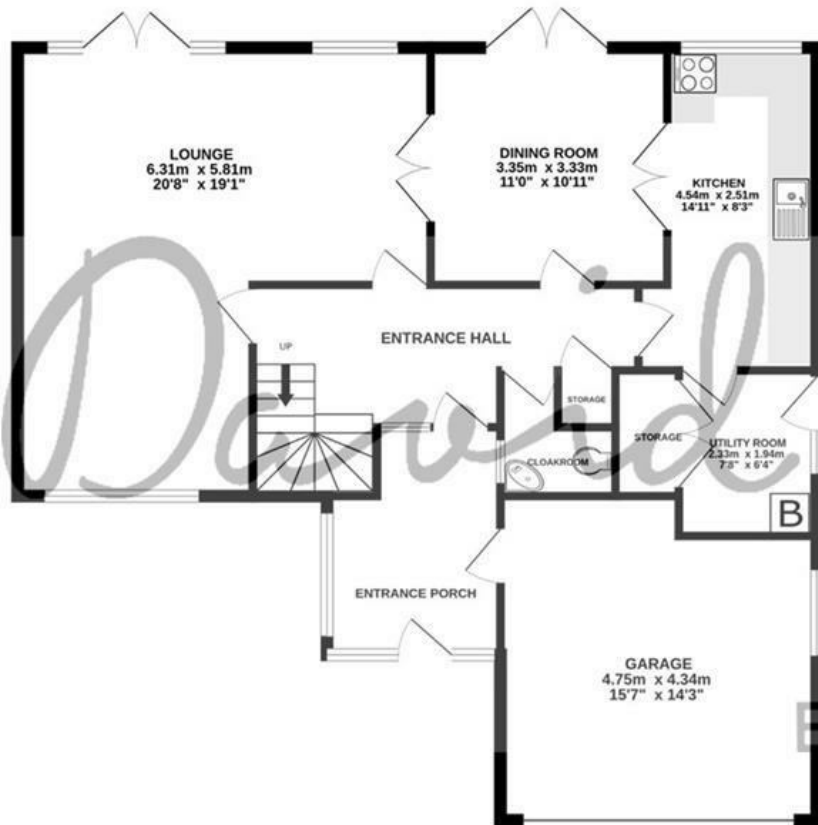
To the front of the property, there is off road parking for two vehicles, and access to the double garage via electric up and over door. The rear garden enjoys a southerly aspect and is fence enclosed with a patio and the remainder is laid to lawn.

The property boasts approximately 1946 sq ft of accommodation and an internal inspection is advised to fully appreciate the level of space on offer.

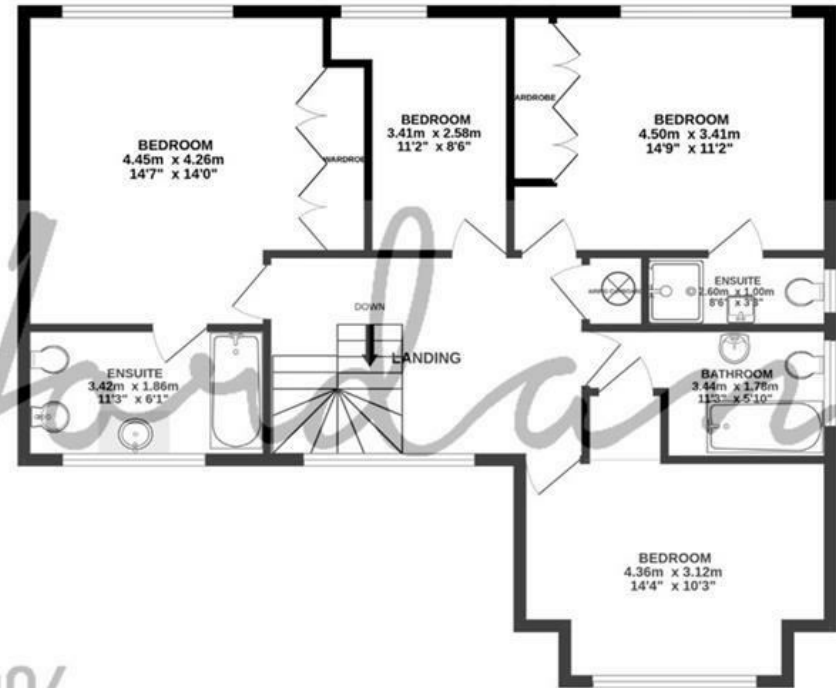
- FOUR BEDROOMS
- THREE EN-SUITE FACILITIES
- SITUATED IN A QUIET CUL-DE-SAC
- LARGE DUAL ASPECT LIVING ROOM
- DINING ROOM
- KITCHEN AND SEPARATE UTILITY ROOM
- SOUTHERLY ASPECT REAR GARDEN
- OFF ROAD PARKING FOR TWO VEHICLES
- CLOSE TO FARMLAND WALKS AND LOCAL BUS ROUTES
- DOUBLE GARAGE



GROUND FLOOR
96.6 sq.m. (1040 sq.ft.) approx.



1ST FLOOR
84.2 sq.m. (906 sq.ft.) approx.



EST. 2004

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TOTAL FLOOR AREA : 180.8 sq.m. (1946 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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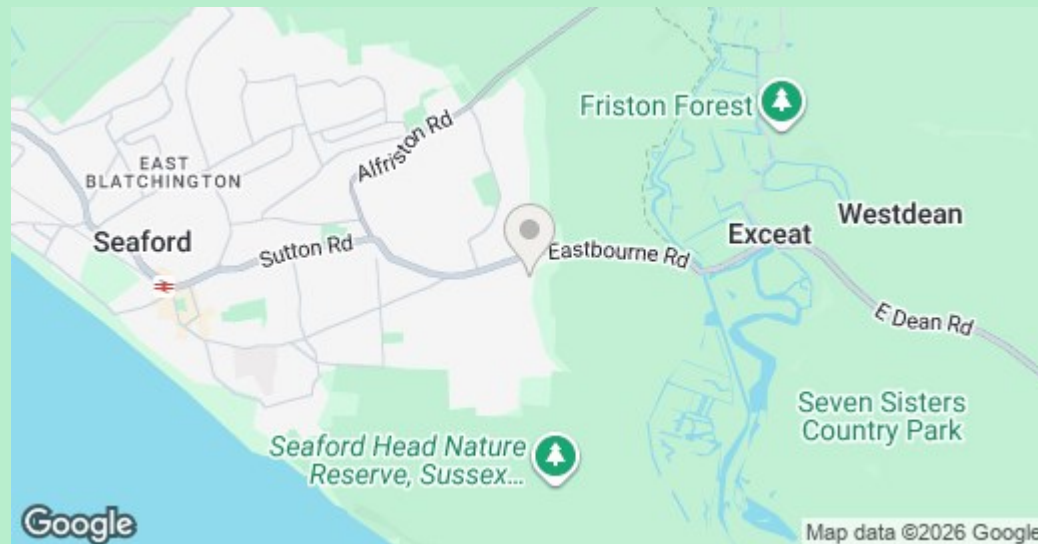
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

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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