







3 Bed

House - Semi-Detached

located in Old Nursery Close

SEAFORD PROPERTIES

11 Old Nursery Close
Seaford
BN25 3JZ


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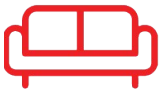
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Asking Price £400,000

Seaford Properties are delighted to offer this beautifully presented three-bedroom semi-detached family home, tucked away in an exclusive cul-de-sac on the sought-after north-eastern edge of Seaford. Built in around 2006 by a respected local builder, this spacious home enjoys a peaceful setting with the South Downs National Park just a short walk away. Offering two reception rooms, a conservatory, en-suite to the principal bedroom, garage, off-road parking and an attractive rear garden, this is an ideal home for families seeking both countryside living and convenient access to Seaford's amenities.

Occupying a desirable position within a quiet and exclusive cul-de-sac, this attractive three-bedroom semi-detached home offers spacious, well-balanced accommodation in one of Seaford's most sought-after residential locations.

The welcoming entrance hall provides access to a useful ground floor cloakroom and generous under-stairs storage. To the front of the property, the bright and comfortable sitting room enjoys a pleasant outlook and opens through double doors into the spacious kitchen/dining room, creating an excellent flow for modern family living and entertaining.

The well-appointed kitchen is fitted with a comprehensive range of wall and base units with integrated appliances including a ceramic hob, electric oven, microwave, dishwasher, fridge and freezer, together with space for a washing machine. The dining area opens into a delightful conservatory, providing an additional reception space overlooking the rear garden, with bi-fold doors opening onto the patio to seamlessly blend indoor and outdoor living.

On the first floor, the principal bedroom benefits from extensive fitted wardrobes and a modern en-suite shower room. Two further well-proportioned bedrooms are served by a contemporary family bathroom fitted with a white suite.

Outside, the enclosed rear garden has been thoughtfully landscaped with a lawn, attractive shingle borders and a paved patio, providing an ideal setting for outdoor dining and family enjoyment. Gated side access leads to the front of the property, where there is a lawned garden, driveway parking and an integral garage with both an up-and-over door and personal access to the rear garden.

Perfectly positioned on the north-eastern fringes of Seaford towards Alfriston, the property enjoys immediate access to beautiful countryside walks across the South Downs National Park, including the renowned High and Over viewpoint. Despite its tranquil setting, local shops, a primary school and bus services are all within walking distance, while Seaford town centre, the mainline railway station and the seafront are approximately one and a half miles away.

Early viewing is highly recommended to fully appreciate the quality of accommodation and enviable location this wonderful family home has to offer.

Disclaimer

• Money Laundering Regulations 2017
In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation once an offer has been accepted. We kindly request your cooperation to avoid any unnecessary delays in the sales process.
• Property Information
Whilst every effort has been made to ensure the accuracy and reliability of these sales particulars, they are intended only as a general guide to the property. If there is any aspect which is of particular importance to you, please contact our office and we will be happy to verify the information.
• Prospective purchasers should confirm the availability of the property and arrange an appointment to view before travelling. Items shown within photographs are not included in the sale unless specifically referred to within the particulars, although some items







may be available by separate negotiation.

• Measurements

All room measurements and floor areas are approximate and provided for guidance purposes only. Buyers are advised to check all dimensions carefully before ordering carpets, furnishings, or fitted furniture.

• Services and Tenure

We have not tested any apparatus, equipment, fixtures, fittings, or services and therefore cannot confirm that they are in working order or fit for purpose. Buyers are advised to obtain confirmation from their solicitor or surveyor.

• Any reference to tenure or lease information is based on details supplied by the seller. We have not inspected the title documentation and purchasers should seek verification from their solicitor.

• These particulars are issued in good faith but do not constitute representations of fact and should not be relied upon as statements of representation or form part of any contract or offer.



















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Approximate Gross Internal Floor Area = 107.02 sq m / 1152 sq ft
Garage = 15.36 sq m / 165 sq ft
Total = 122.38 sq m / 1317 sq ft

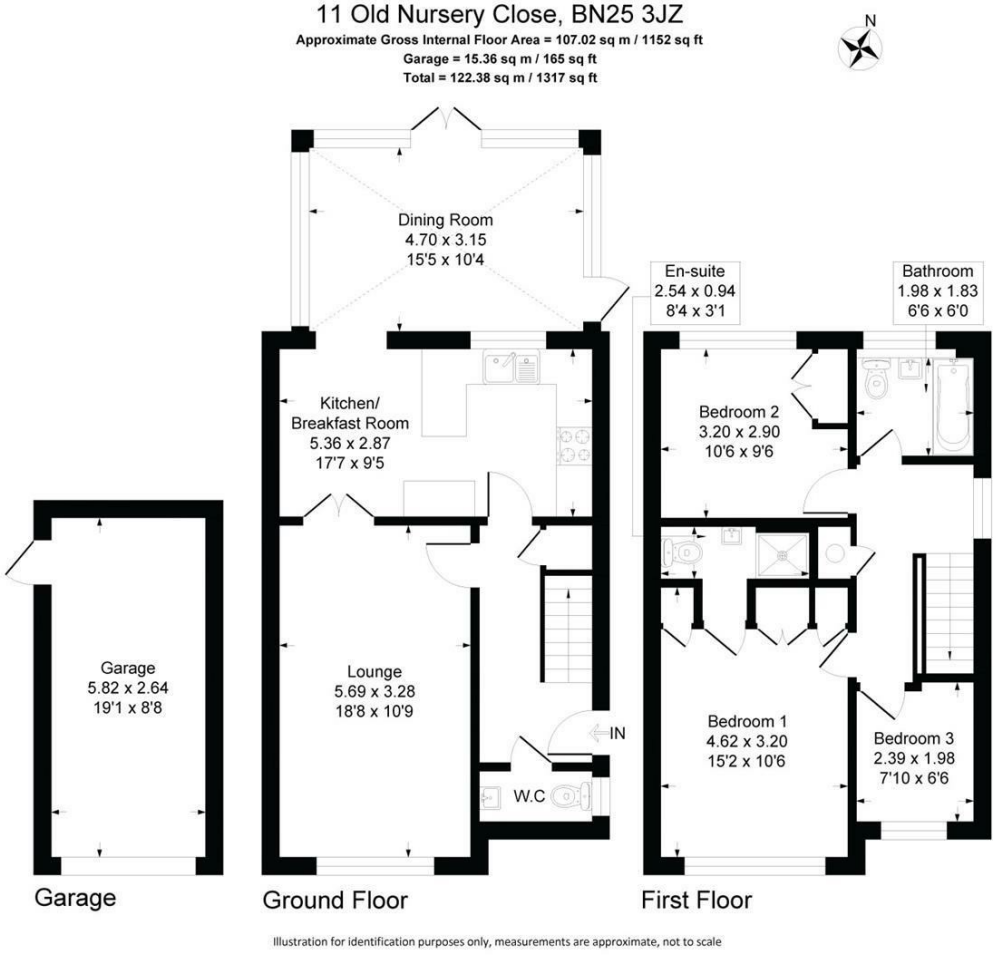
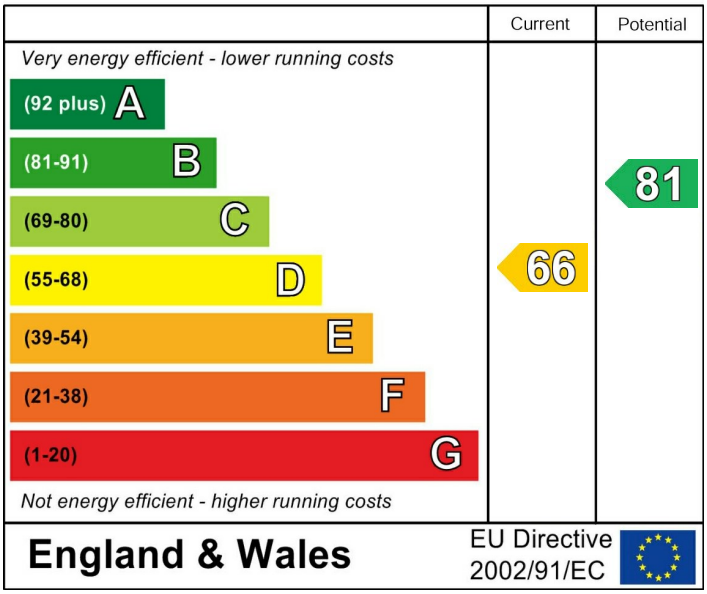


Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating



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