



**4 Bed  
House  
located in Harison Road**



# 4 Harison Road

## Seaford

### BN25 3PN



\*\* GUIDE PRICE £550,000 - £575,000 \*\*

Seaford Properties offer to the market this detached residence situated on the charming Harison Road in Seaford. This delightful home offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The principal bedroom boasts an ensuite shower room, providing a private retreat, while the four-piece family bathroom caters to the needs of the household.

The heart of the home is undoubtedly the open plan kitchen and dining room, which creates a warm and inviting space for family gatherings and entertaining guests. The large conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the garden, perfect for enjoying the outdoors.

Additional features include a convenient downstairs WC, a garage, and off-road parking, ensuring practicality for everyday living. This property is not just a house; it is a place where memories can be made. With its thoughtful layout and desirable location, it presents an excellent opportunity for those looking to settle in the picturesque coastal town of Seaford. EPC Rating C | Council Tax Band F

This wonderful family home is spacious, bright and thoughtfully arranged, beginning with a welcoming reception hall. The impressive dual-aspect kitchen/dining room provides a bright and sociable space, fitted with a range of wall and base units, integrated appliances, and ample work surfaces. A separate dual-aspect sitting room, complete with an attractive working fireplace, leads through to a conservatory overlooking the rear garden. The sitting room and dining area boast parquet flooring. The ground floor also benefits from a cloakroom, understairs storage cupboard and a useful utility room with access to the garage.

Upstairs, the property offers four well-proportioned double bedrooms, including a principal bedroom with fitted wardrobe, and an en-suite shower room. A modern family bathroom, with separate shower, serves the remaining bedrooms, and there is additional storage via a linen cupboard and loft access.

Externally, the property is set back from the road behind a lawned front garden with established shrub borders, alongside a brick-paved driveway providing off-road parking for several vehicles and access to the garage. The rear garden is private and level, offering a paved patio area, a well-maintained lawn, and a selection of mature plants, shrubs, and trees. Additional features include a timber shed and gated side access.

Further benefits include gas central heating, solar panels, and uPVC double glazing throughout.

Harison Road is a tree lined enclosed cul de sac running parallel to the Alfriston Road. A local parade of shops, Downs Leisure Centre and local bus stop can be found within a few hundred yards whilst Seaford town centre is within one mile of the property. Surrounded by the South Downs National Park and situated midway between the coastal resorts of Brighton and Eastbourne, Seaford has a long uncommercialised pebble beach with promenade. The town centre offers a wide range of independent shops, restaurants, cafes and bars, a railway station and bus services. The town has several schools and numerous recreational facilities including two golf courses.

#### General:

These particulars are prepared in good faith and are intended as a general guide only. Whilst every effort is made to ensure their accuracy, they do not constitute any part of an offer or contract. Any information of particular importance should be verified with our office. Prospective purchasers must confirm the availability of the property and arrange a viewing prior to travel. Items shown in photographs are not included unless specifically stated and may be available by separate negotiation.

#### Measurements:

All measurements are approximate and for guidance purposes only. Prospective purchasers should verify all dimensions before committing to the purchase of carpets, fitted furniture, or similar items.

#### Services:

We have not tested any services, systems, appliances, or fittings and cannot confirm that they are in working order or fit for purpose. Purchasers are advised to obtain independent verification from their solicitor or surveyor. Details of tenure are provided by the vendor, and we have not inspected the title documentation. Accordingly, purchasers should seek confirmation from their solicitor.







**4 Harison Road, Seaford, BN25 3PN**



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Approximate Gross Internal Floor Area = 163.13 sq m / 1756 sq ft  
 Garage Area = 11.94 sq m / 129 sq ft  
 Total Area = 175.07 sq m / 1885 sq ft

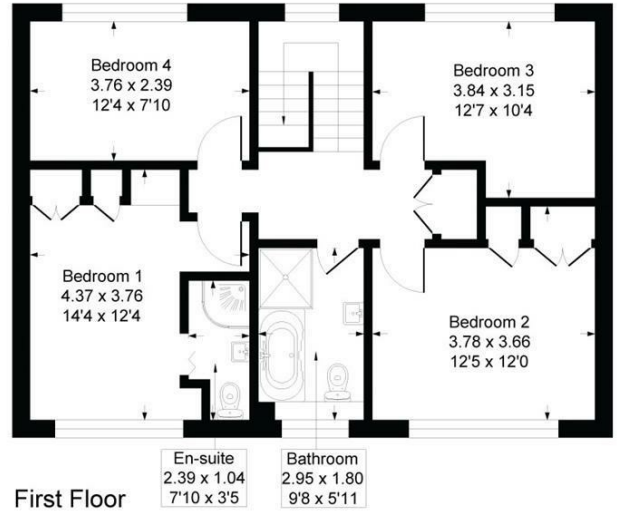
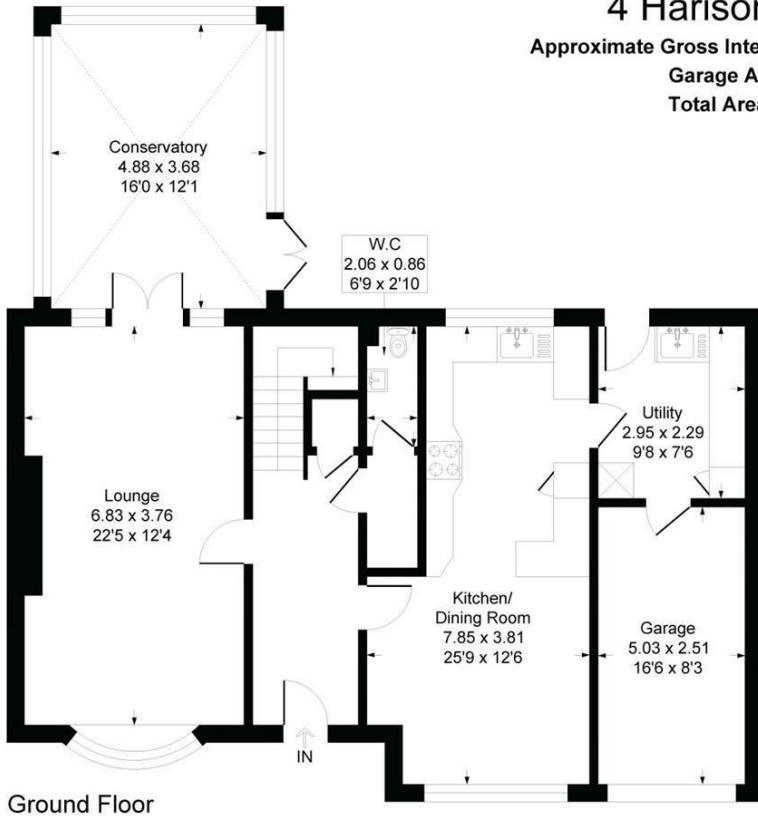


Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>77</b>	<b>80</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Version 2

## CONTACT

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