LITTLE WOODLINGS, 18A FIRLE ROAD, SEAFORD, BN25 2HJ

£645,000

An exceptional newly constructed detached bungalow with attractive brick and flint elevations, positioned in the heart of East Blatchington. Finished to an outstanding standard throughout, this stylish and energy efficient single storey home offers contemporary living within easy reach of Seaford's amenities.

Seaford Town Centre and the railway station lie within one mile, providing a wide range of shops, café bars and restaurants, while Seaford's unspoilt beach and seafront are just one and a half miles away. Seaford Golf Course is also close by at the top of Firle Road, along with miles of Downland and countryside walks.

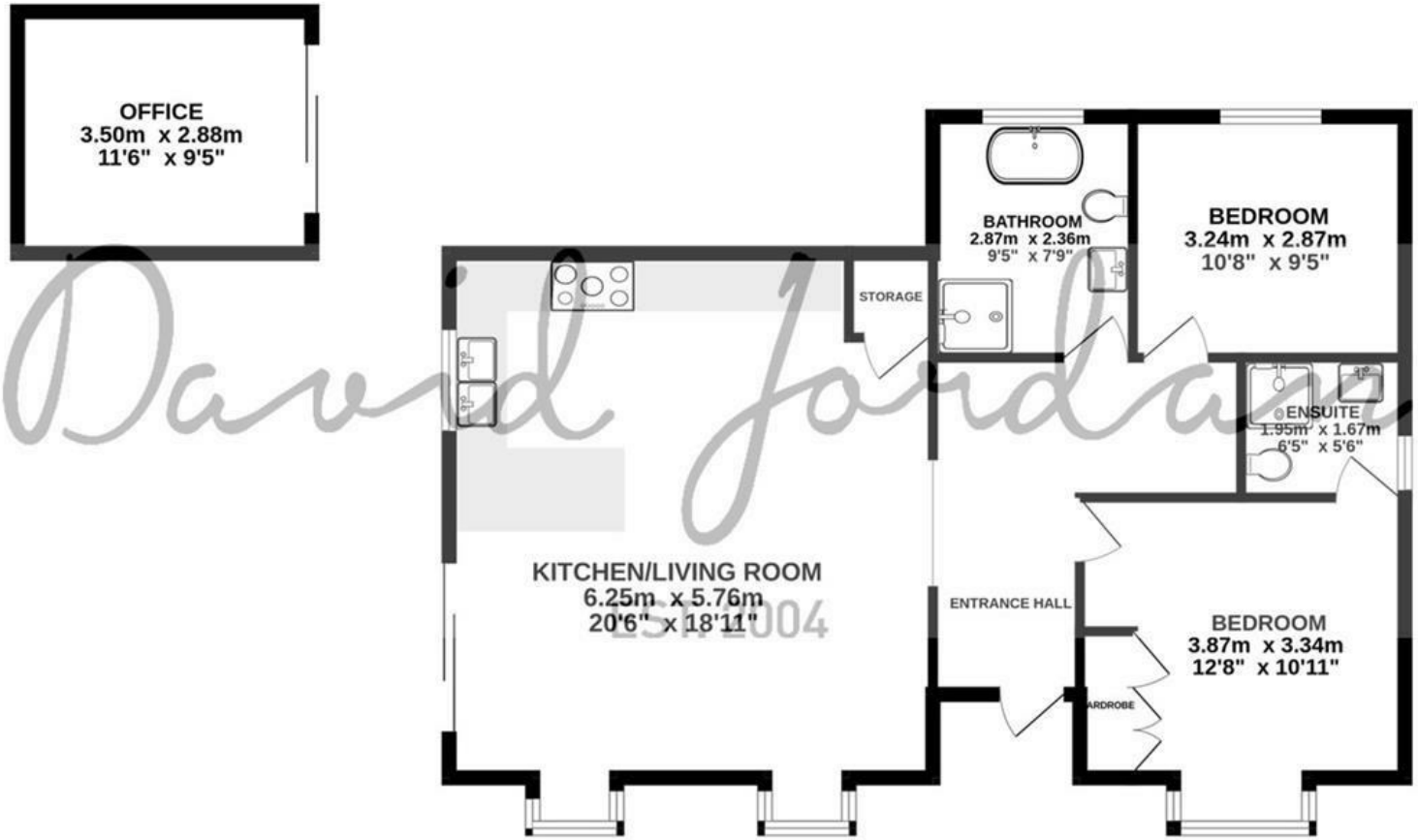
The accommodation features a spacious reception hallway with elegant herringbone flooring that continues through much of the property. The impressive open-plan, double-aspect kitchen/living space forms the main focal point, filled with natural light and fitted with integrated appliances, a breakfast bar, stylish column radiators, bay windows and doors opening onto the rear garden.

There are two well proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes. Both the family bathroom and the en-suite are finished with microcement floors, walls and ceilings, creating a sleek, modern theme.

The landscaped side garden offers a level lawn, mature trees and an attractive retained brick boundary wall. A porcelain tiled patio provides an ideal seating area, complemented by low-maintenance planted borders.

- BRAND NEW DETACHED BUNGALOW
- LARGE OPEN PLAN KITCHEN/LIVING SPACE
- HERRINGBONE OAK FLOORING
- EXTENSIVE PERMEABLE COBBLE DRIVEWAY WITH AMPLE PARKING
- CONTEMPORARY FINISH THROUGHOUT
- TUCKED AWAY IN A REAR POSITION OFF FIRLE ROAD
- ALUMINIUM ANTHRACITE DOUBLE GLAZED WINDOWS
- GAS FIRED BOILER WITH RADIATORS
- EV CHARGING POINT
- OUT DOOR HOME OFFICE

GROUND FLOOR
90.8 sq.m. (977 sq.ft.) approx.



18A FIRLE ROAD SEAFORD

TOTAL FLOOR AREA : 90.8 sq.m. (977 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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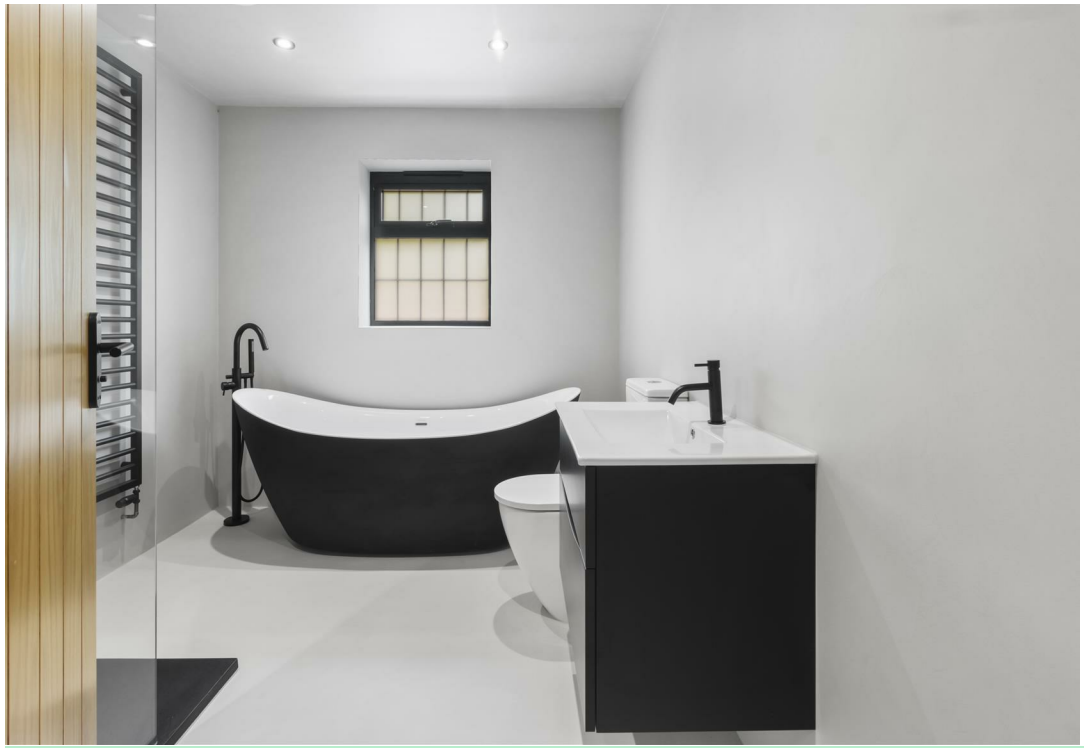

COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B

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.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004