



13 HIGHLANDS ROAD, SEAFORD, EAST SUSSEX, BN25 1SL

£485,000

Built in 1931, this attractive and well-proportioned family home, beautifully combines period character with generous and flexible living space.

A welcoming entrance hall leads to a bright, front-facing living room with bay window and feature fireplace surround, to the rear, an open-plan kitchen and dining area provides an excellent social hub with French doors opening onto the patio and garden. A separate utility room and downstairs WC add everyday practicality.

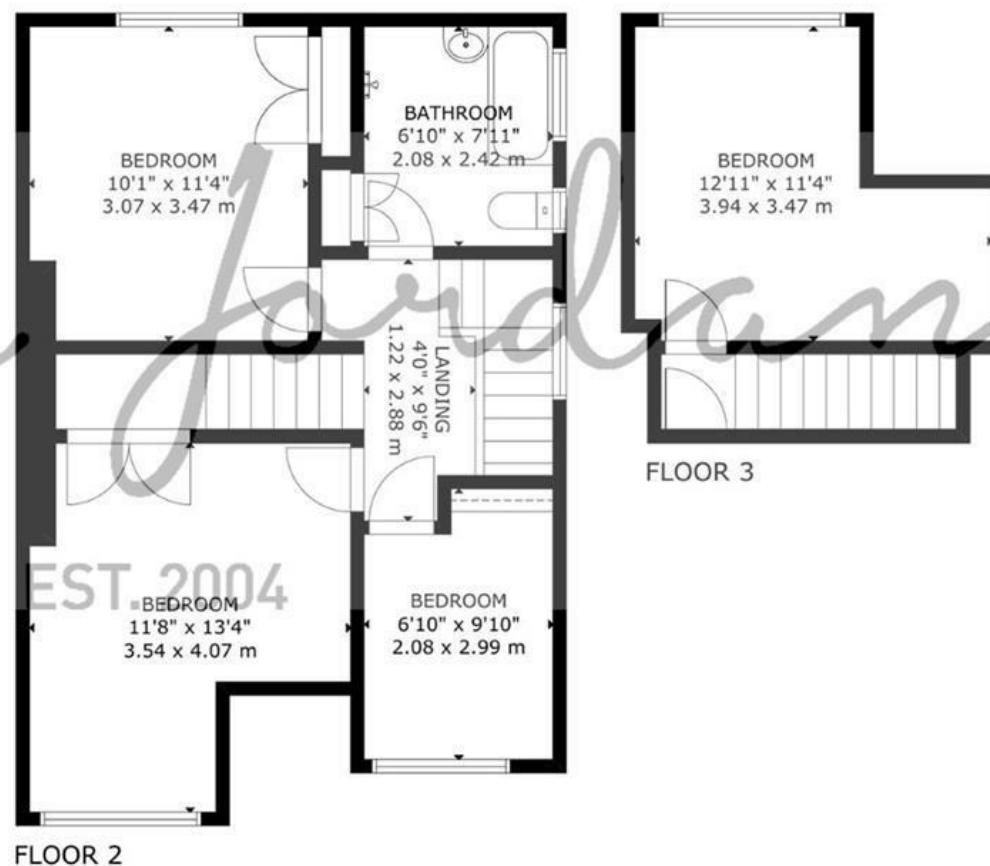
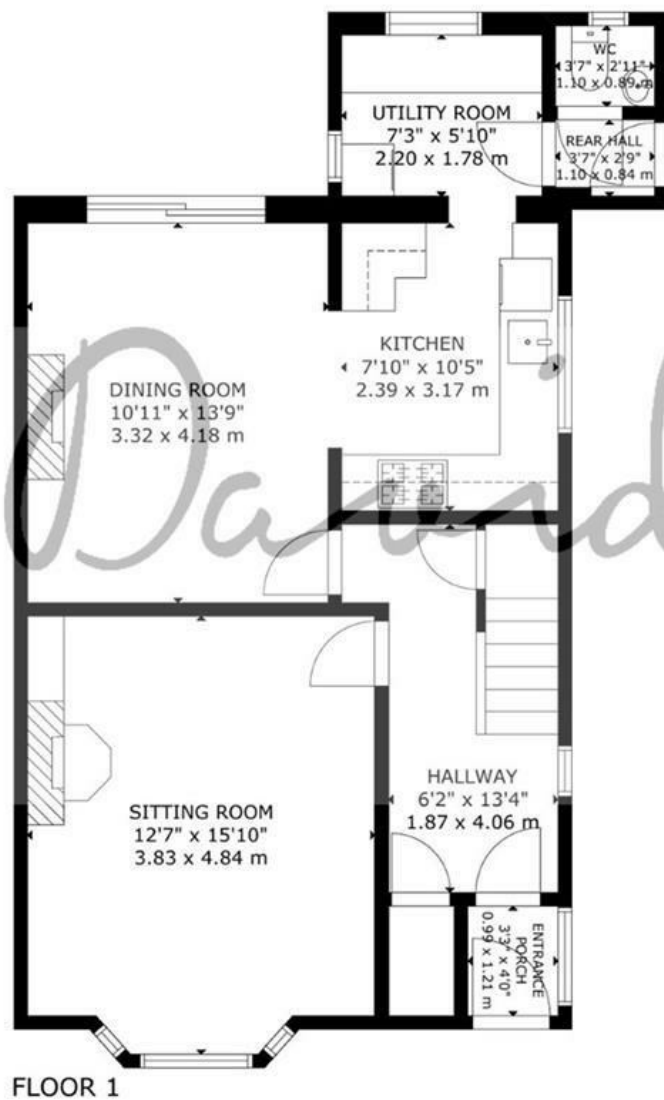
Upstairs, the first floor offers three well-sized bedrooms, all with built-in storage, alongside a well-appointed wet-room featuring both a bath and walk-in shower. The top floor completes the accommodation with a spacious fourth bedroom enjoying garden views towards Seaford Head and ample eaves storage.

Outside, the large rear garden is mainly laid to lawn with a patio area ideal for outdoor entertaining, making this a fantastic home for families seeking character, space, and comfort both inside and out.

Further benefits include gas fired central heating and majority double glazing.

- 1931-BUILT FAMILY HOME WITH PERIOD CHARACTER
- ENTRANCE HALL WITH PORCH AND AMPLE STORAGE
- LIVING ROOM WITH BAY WINDOW AND FEATURE FIREPLACE
- OPEN-PLAN KITCHEN AND DINING ROOM WITH SLIDING DOORS TO GARDEN
- UTILITY ROOM WITH DOWNSTAIRS WC AND EXTERNAL ACCESS
- THREE FIRST-FLOOR BEDROOMS WITH BUILT-IN STORAGE
- FOURTH BEDROOM ON SECOND FLOOR WITH VIEWS TOWARDS SEAFORD HEAD
- REAR GARDEN WITH PATIO AND GARDEN ROOM
- A SHORT WALK INTO THE TOWN CENTRE & LOCAL RECREATIONAL PARK & FOOTBALL PITCH
- OFF-ROAD PARKING FOR THREE VEHICLES, WITH CAR PORT





GROSS INTERNAL AREA
TOTAL: 118 m²/1,270 sq ft
FLOOR 1: 57 m²/617 sq ft, FLOOR 2: 47 m²/501 sq ft, FLOOR 3: 14 m²/152 sq ft
EXCLUDED AREAS: ENTRANCE PORCH: 1 m²/13 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

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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EST. 2004