

17 BALMORAL CLOSE, SEAFORD, EAST SUSSEX, BN25 3DF

£425,000

A spacious four bedroom detached family home situated in the northern outskirts of Seaford, within easy reach of local bus route and Cradle Hill Primary School. The South Downs National Park, an area of outstanding natural beauty, is a short walk away.

The town centre and mainline railway station are approximately a mile and a half distant.

Ground floor accommodation comprise of a well-fitted kitchen/diner, living room, cloakroom and conservatory leading out to the rear garden.

On the first floor there are four bedrooms and family bathroom.

The attractive and versatile rear garden is majority laid to lawn with patio area. To the front, there is a a lawn area and a driveway affording off road parking which leads to the detached single garage which has power and light.

Further benefits include gas central heating and uPVC double glazing.

- FOUR BEDROOMS
- DETACHED HOUSE
- SITUATED IN A QUIET CUL-DE-SAC
- LIVING ROOM
- KITCHEN/DINER
- CONSERVATORY
- BACKING ON TO OPEN FIELDS
- DOWNSTAIRS CLOAKROOM
- SITUATED CLOSE TO PRIMARY SCHOOL
- SINGLE GARAGE









Ground Floor

ENTRANCE HALL
Radiator. Understairs storage cupboard. Stairs to first floor.
CLOAKROOM
W.C. Wash basin. Obscured window to side. Radiator.
LIVING ROOM
Large window to front. Radiator.
DINING ROOM
Radiator.
KITCHEN/DINER
Range of grey base and wall units.
Space for upright fridge freezer, cooker, dishwasher and washing machine.
Wall-mounted Glow-worm gas combination boiler. One and half bowl sink and drainer. Window to side. Door out to:
CONSERVATORY
Windows to side and rear. Door out to rear garden and to side.

First Floor

LANDING
Window to side. Access to loft via hatch. Storage cupboard.
BEDROOM ONE
Built-in wardrobes. Window to front. Radiator.
BEDROOM TWO
Window to rear overlooking the garden and farmland. Built-in wardrobes. Radiator.
BEDROOM THREE
Window to front. Storage cupboard. Radiator.
BEDROOM FOUR
Window to rear overlooking the garden and farmland. Radiator.
SHOWER ROOM
Walk-in shower. Wash basin with storage unit beneath. Vanity unit. Heated towel rails. Obscured windows.

Outside

FRONT
Off road parking for two vehicles. Lawn area.
REAR GARDEN
Mainly laid to lawn. Large dining patio. Fence enclosed. Bushes and shrubs. Gated access onto farmland walks.
GARAGE
Power and light. Up and over door to front. Window to rear.





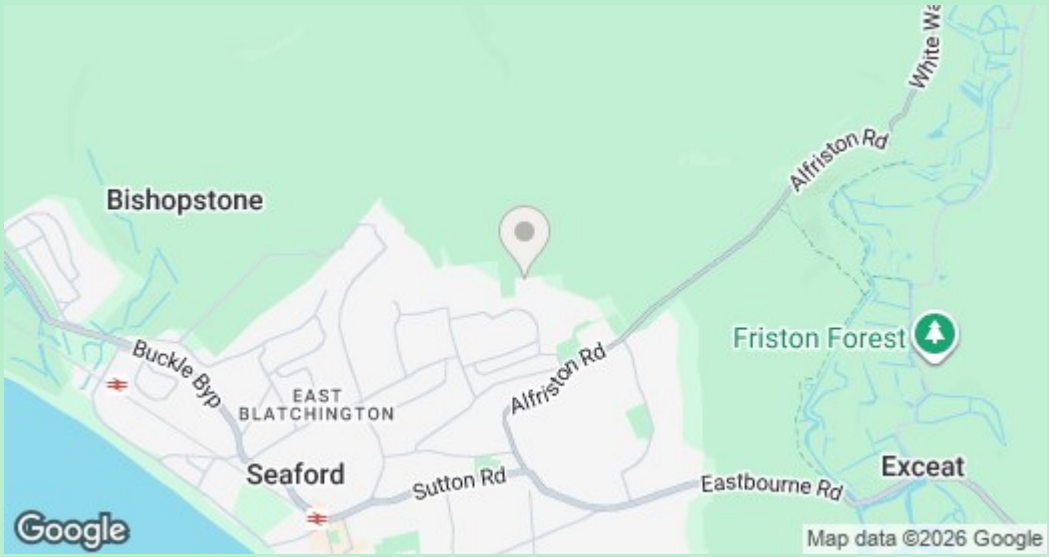
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



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