

2 FAIRWAYS CLOSE, SEAFORD, BN25 4EG

£650,000

A spacious and beautifully-presented four bedroom detached chalet situated in this sought-after location in the south-eastern corner of Seaford, close to downland and Seaford Head. The town centre with mainline railway station, bus routes, individual shops, restaurants and unspoilt seafront, is approximately a mile and a half distant.

The ground floor accommodation comprises entrance porch, vaulted entrance hall, sitting room/dining area, kitchen, two double bedrooms, family bathroom with separate shower, and utility room. Upstairs, there are two more double bedrooms and a family shower room. There is also integral access into the garage/workshop space and can also be access via electric roller door.

The private rear garden, is a generous size and enjoys a pleasant westerly aspect. The garden is mainly laid to lawn and features a pond, patio, summerhouse with power and light, variety of shrubs and bushes.

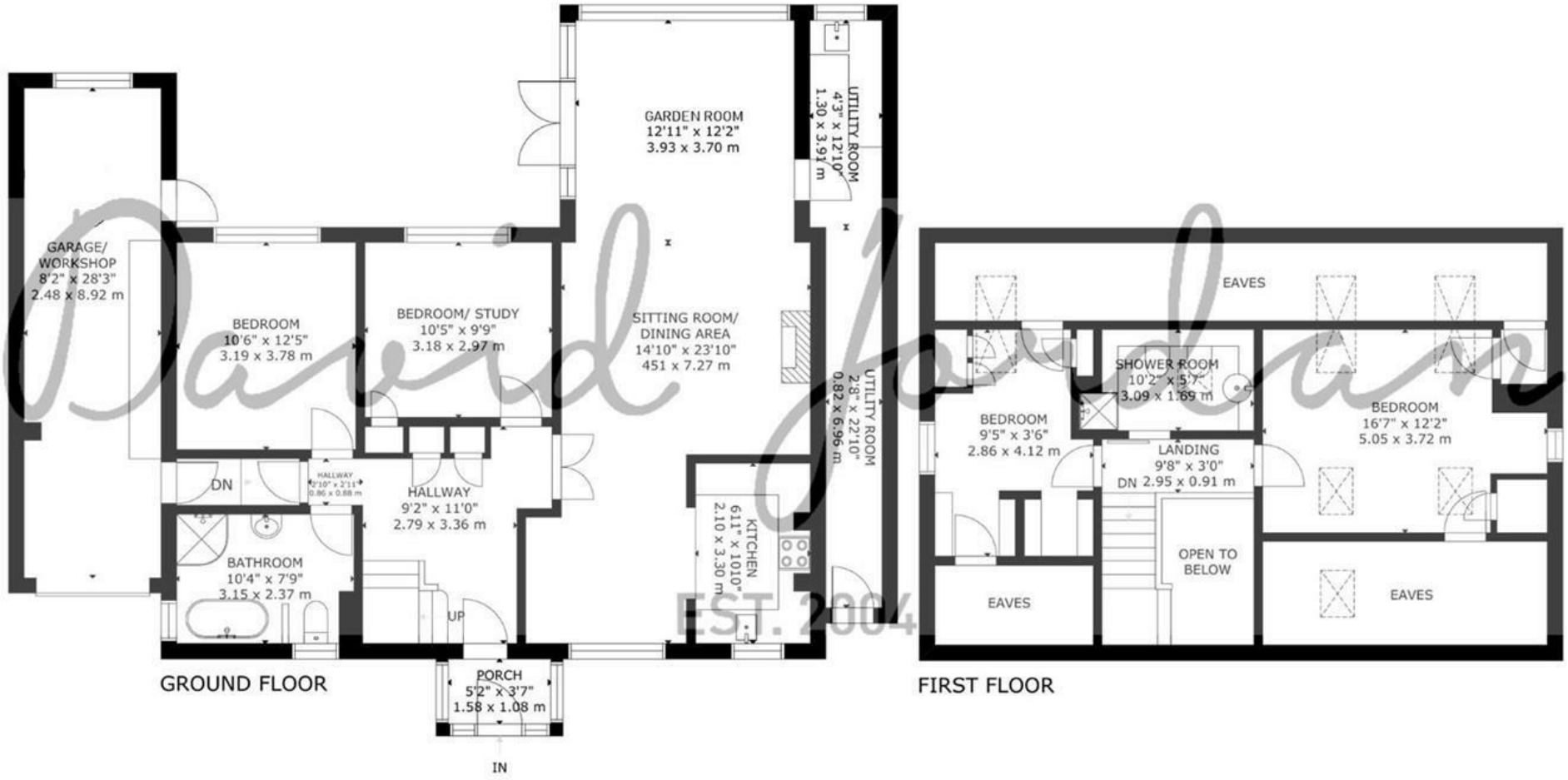
To the front, there is a pleasant lawn area with shrubbery, and a resin driveway affording off road parking for two vehicles. Further benefits include gas central heating, uPVC double glazing.

An internal inspection is advised to fully appreciate the charm and accommodation on offer.

- FOUR DOUBLE BEDROOMS
- DETACHED CHALET
- EXCEPTIONALLY WELL-PRESENTED
- TWO BATHROOMS
- OPEN-PLAN STYLE LIVING AREA
- UTILITY ROOM
- WESTERLY ASPECT REAR GARDEN
- SITUATED IN A QUIET CUL-DE-SAC IN THE FAVOURED SOUTH EAST CORNER OF SEAFORD
- RESIN DRIVEWAY AFFORDING OFF ROAD PARKING FOR TWO VEHICLES
- TANDEM GARAGE/WORKSHOP







David Jordan
EST. 2004

GROSS INTERNAL AREA
TOTAL: 223 m²/2,400 sq ft
GROUND FLOOR: 128 m²/1,391 sq ft, FIRST FLOOR: 95 m²/1,009 sq ft
EXCLUDED AREAS: GARAGE: 19 m²/207 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

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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