15 ROTHER ROAD, SEAFORD, EAST SUSSEX, BN25 4HT

£995,000

An imposing and spacious five bedroom detached house boasting in excess of 3000 sq ft of accommodation, set back from this grass verged, tree lined road. Situated in a favoured location south of the main road, close to Seaford Head golf course and miles of downland walks.

Seaford town centre, railway station, unspoilt seafront, schools, leisure centre, swimming pool and bus routes are all within easy reach.

The spacious accommodation is arranged over three floors, with the ground floor having a good size reception hall, sitting room with bay window to front, well-fitted kitchen/diner, lounge with bi-folding doors out to rear garden, utility room with cloakroom, and bedroom five with en-suite shower room.

The first floor landing is of similar size, being light and airy. There are three further double bedrooms two of which benefit form an en-suite shower room, together with a large family bathroom.

On the second floor, there is another generous-sized triple aspect bedroom with an en-suite wet room.

There are landscaped gardens to both front and rear, together with plenty of off road parking.

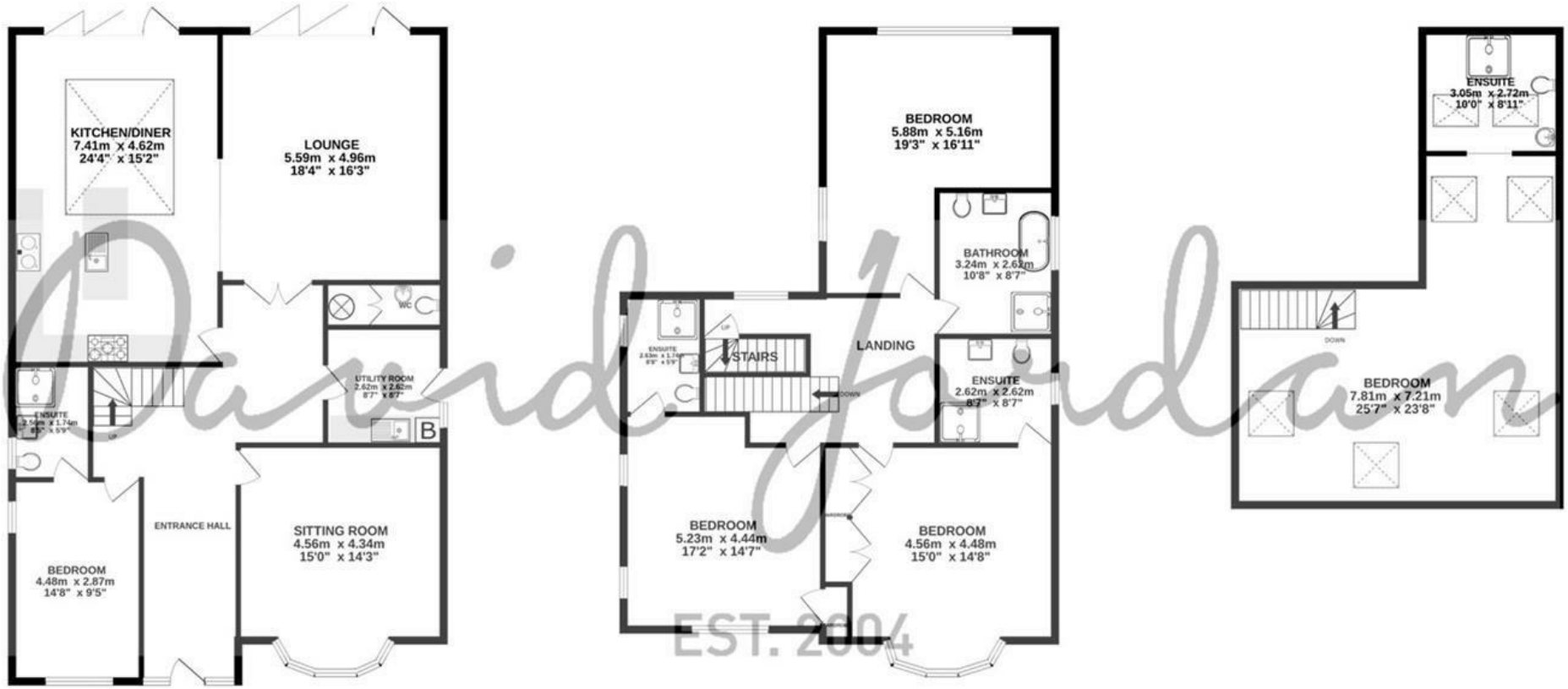
Internal inspection advised to appreciate the level of accommodation on offer.

- FIVE BEDROOMS
- DETACHED HOUSE
- THREE EN-SUITES
- IN EXCESS OF 3000 SQ FT OF ACCOMMODATION
- FAVOURED LOCATION
- SITUATED NEAR TO TOWN CENTRE, SEAFRONT AND SEAFORD HEAD GOLF COURSE
- EXTENDED KITCHEN/DINER WITH BI-FOLDING DOORS
- TWO RECEPTION ROOMS
- FAMILY BATHROOM WITH SEPARATE SHOWER
- VIEWS TOWARDS SEAFORD HEAD GOLF COURSE

GROUND FLOOR
135.8 sq.m. (1461 sq.ft.) approx.

1ST FLOOR
104.2 sq.m. (1121 sq.ft.) approx.

2ND FLOOR
52.4 sq.m. (564 sq.ft.) approx.



David Jordan
EST. 2004

15 ROTHER ROAD SEAFORD

TOTAL FLOOR AREA : 292.4 sq.m. (3147 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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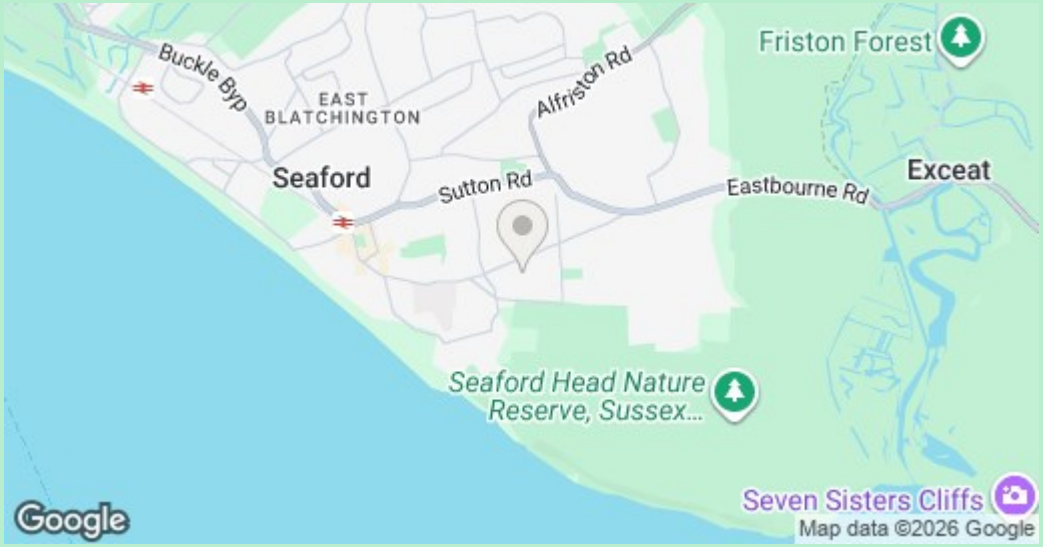
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: 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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