17 SOUTHDOWN ROAD, SEAFORD, BN25 4PB

£650,000

An individual detached residence of immense charm and character, occupying a mature west-facing plot within one of Seaford's sought after residential roads. Situated in the desirable South East Corner is conveniently located within easy reach of Seaford town centre, with bus services operating along the main A259 providing services to Eastbourne and Brighton.

Set back behind established front gardens, this delightful family home with its attractive half tile-hung elevations, generous driveway providing ample off road parking.

The accommodation has evolved over the years to provide versatile living space, including a garage conversion which now offers a cosy ground floor snug or occasional bedroom with a first floor study above, making it ideal for those working from home or families requiring flexible accommodation or multi generational living.

The kitchen is in keeping with the property's character, complemented by bespoke cupboards, while the triple aspect sitting room and dining area provides comfortable spaces for everyday living and entertaining.

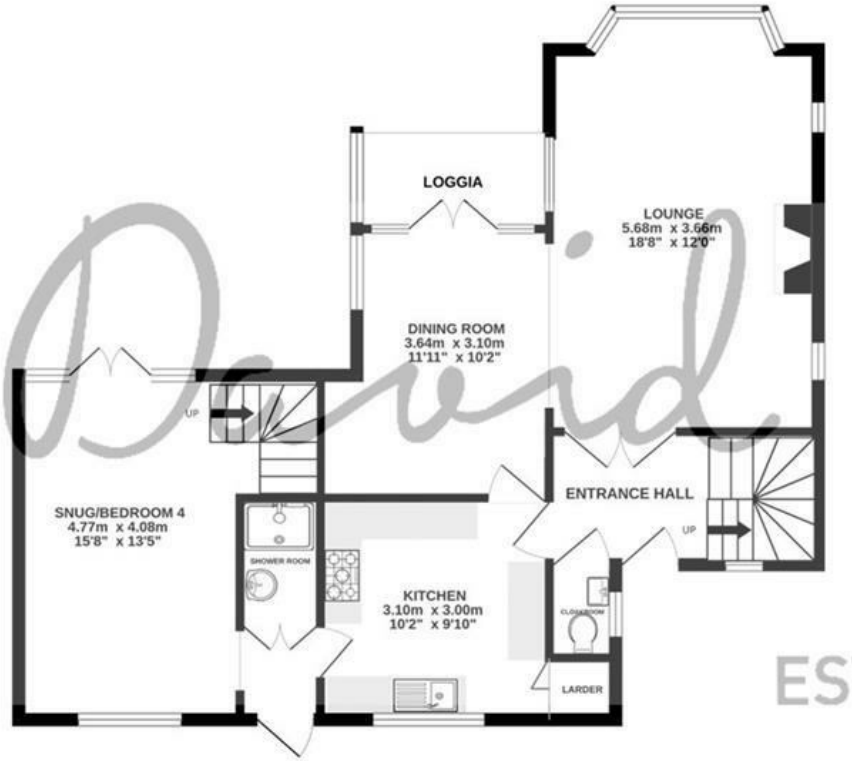
The first floor has three good size bedrooms together with bathroom and a separate WC.

Outside, the rear garden enjoys a desirable westerly aspect, offering excellent privacy amongst mature trees, established shrubs and well stocked borders. A sheltered covered loggia provides the perfect place to sit and enjoy the afternoon and evening sunshine.

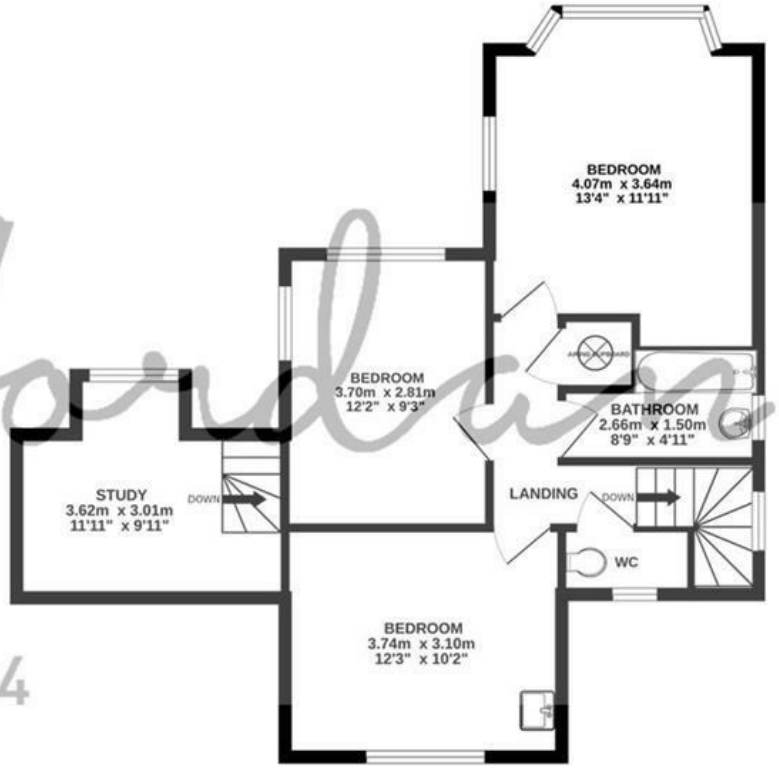
Available with no onward chain.

- THREE/FOUR BEDROOM DETACHED HOUSE
- GROUND FLOOR SNUG/BEDROOM FOUR
- FIRST FLOOR STUDY
- SITTING ROOM AND ADJOINING DINING ROOM
- GROUND FLOOR CLOAKROOM AND SHOWER ROOM
- IDEAL FOR MULTI GENERATIONAL LIVING/WORK FROM HOME
- DOUBLE GLAZED WINDOWS
- AMPLE PARKING FOR VEHICLES
- IMMENSE CHARM, CHARACTER & OCCUPYING A LONG MATURE WEST FACING GARDEN
- VACANT POSSESSION WITH NO ONWARD CHAIN

GROUND FLOOR
69.8 sq.m. (751 sq.ft.) approx.



FIRST FLOOR
58.1 sq.m. (626 sq.ft.) approx.



David Jordan
EST. 2004

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TOTAL FLOOR AREA : 127.9 sq.m. (1377 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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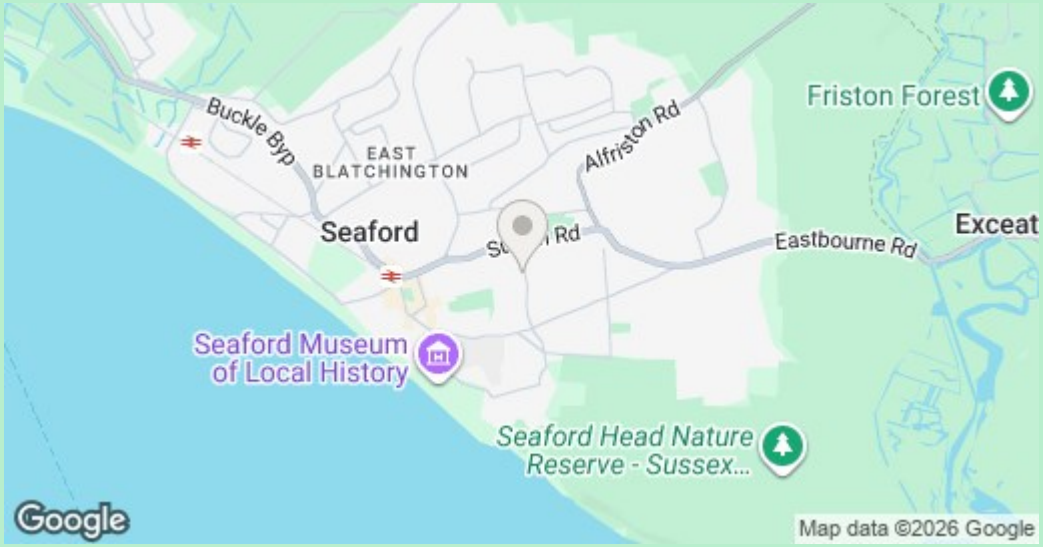
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

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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