7 STONEWOOD CLOSE, SEAFORD, BN25 3UX

£435,000

A charming detached house set at the head of a quiet cul-de-sac, ideally positioned near Cuckmere Haven, the South Downs National Trust land, and miles of scenic downland walks.

This well-presented home offers excellent versatility and a spacious layout making the property ideal for flexible family living or home working. On the ground floor, the property features a large triple aspect lounge/diner, a well-proportioned kitchen/breakfast room and a fourth bedroom which opens beautifully into the conservatory and onto the private rear garden, a shower room completes the ground floor accommodation.

On the first floor, there are three generous bedrooms, along with a modern shower room.

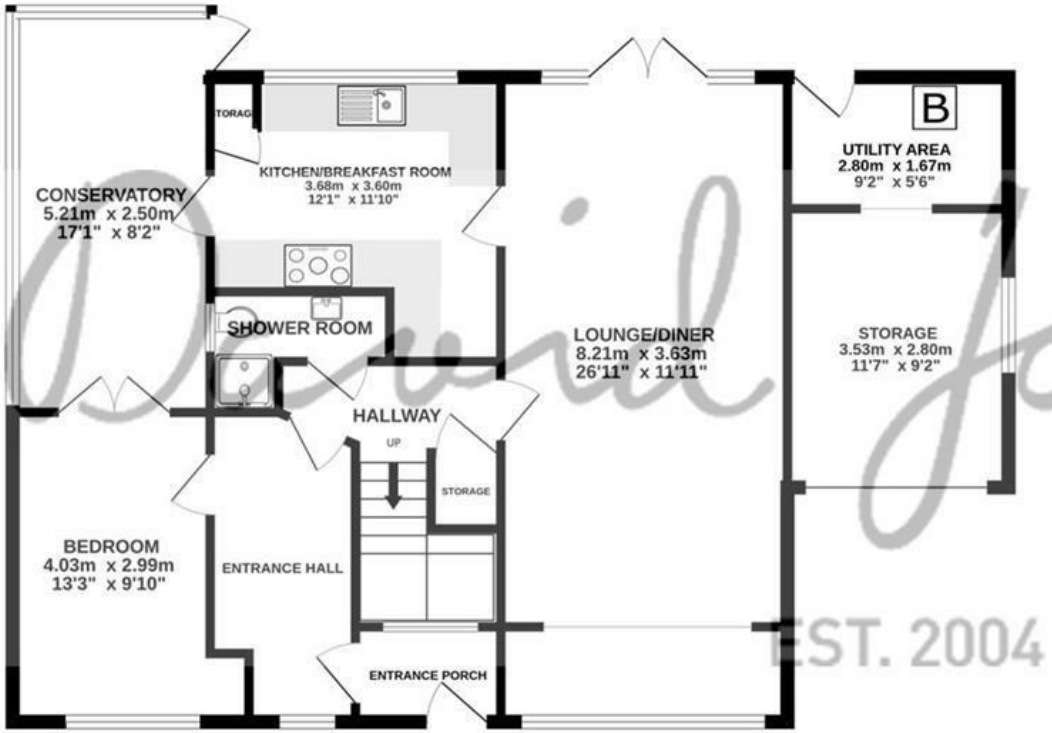
Located within easy reach of the A259, with regular bus services to Brighton and Eastbourne. Seaford town centre is approximately two miles away, offering a range of cafés, restaurants and seafront attractions, along with a railway station providing links to Brighton and London.

Other features and benefits include a garage which has been partitioned to provide a useful utility space. The driveway provides ample space for vehicles and parking. The property also enjoys a private Westerly aspect rear garden.

For sale with no onward chain and vacant possession.

- DETACHED HOUSE BACKING WEST IN QUIET CUL-DE-SAC
- 3/4 BEDROOMS
- GROUND FLOOR FOURTH BEDROOM/STUDY
- TRIPLE ASPECT LOUNGE DINER, KITCHEN/BREAKFAST ROOM AND CONSERVATORY
- SHOWER ROOMS TO BOTH GROUND AND FIRST FLOOR LEVELS
- GAS CENTRAL HEATING
- WESTERLY ASPECT PRIVATE REAR GARDEN
- GARAGE PARTLY DIVIDED TO PROVIDE UTILITY SPACE
- PLENTY OF PARKING
- NO ONWARD CHAIN

GROUND FLOOR
96.7 sq.m. (1041 sq.ft.) approx.



1ST FLOOR
44.2 sq.m. (476 sq.ft.) approx.

TOTAL FLOOR AREA : 140.9 sq.m. (1517 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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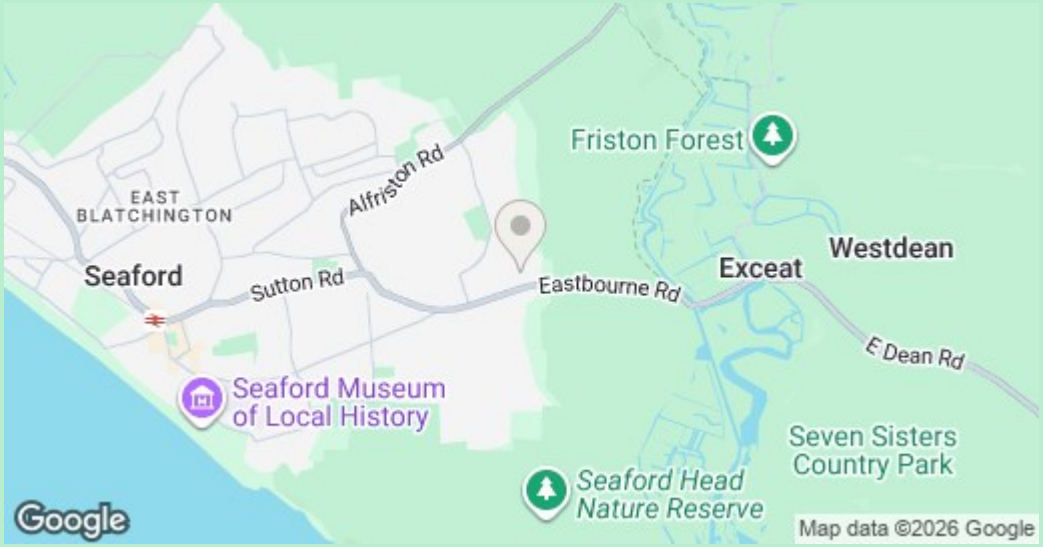
COUNCIL TAX BAND

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.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004