



4 HARISON ROAD, SEAFORD, BN25 3PN

£599,950

An attractive and well presented four bedroom detached house, situated in this extremely convenient and popular location just North of the A259 main road. The property is close to Leisure Centre, parade of shops and bus routes. Seaford town centre is approximately one mile distant, whilst Cradle Hill Community Primary, Chyngton Primary and Seaford Head Secondary schools are within approximately three quarters of a mile.

The accommodation comprises good size reception hall, double aspect kitchen and dining room area. There is also a separate dual aspect sitting room leading into a conservatory. The ground floor also has the benefit of a cloakroom and utility room which has access to the garage.

On the first floor are four double bedrooms, bathroom and EN-suite shower room.

The brick paved driveway, affords off-road parking and leads to the garage. There is a gate to the side of the house leading to the secluded and level rear garden.

Further benefits include gas central heating with new boiler installed December 2024, photovoltaics solar panels and upVC double glazed windows.

- FOUR DOUBLE BEDROOM DETACHED HOUSE
- LOCATED APPROXIMATELY THREE QUARTERS OF A MILE FROM TWO PRIMARY AND ONE SECONDARY SCHOOL
- GAS CENTRAL HEATING WITH BOILER INSTALLED DECEMBER 2024
- PHOTOVOLTAICS SOLAR PANELS INSTALLED IN 2012 AND UPVC DOUBLE GLAZED WINDOWS
- OFF ROAD PARKING AND GARAGE
- DOUBLE ASPECT KITCHEN/DINING ROOM
- SITTING ROOM LEADING INTO CONSERVATORY
- BATHROOM, EN-SUITE SHOWER ROOM AND CLOAKROOM
- UTILITY ROOM
- LEVEL REAR GARDEN



GROUND FLOOR
102.7 sq.m. (1105 sq.ft.) approx.

1ST FLOOR
65.0 sq.m. (699 sq.ft.) approx.



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TOTAL FLOOR AREA : 167.7 sq.m. (1805 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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