



85 PRINCESS DRIVE, SEAFORD, EAST SUSSEX, BN25 2QT

£559,950

An extremely well presented detached family house situated about three quarters of a mile from Seaford town centre and railway station. Local shop and bus route situated very close-by in Princess Drive.

The property has undergone various improvements by its current owners including an open plan sitting/dining room and kitchen/breakfast room with various integrated appliances, feature centre island and doors opening onto a lovely rear garden. The ground floor also has a cloakroom.

The first floor has five bedrooms, family bathroom and ensuite shower room to master bedroom.

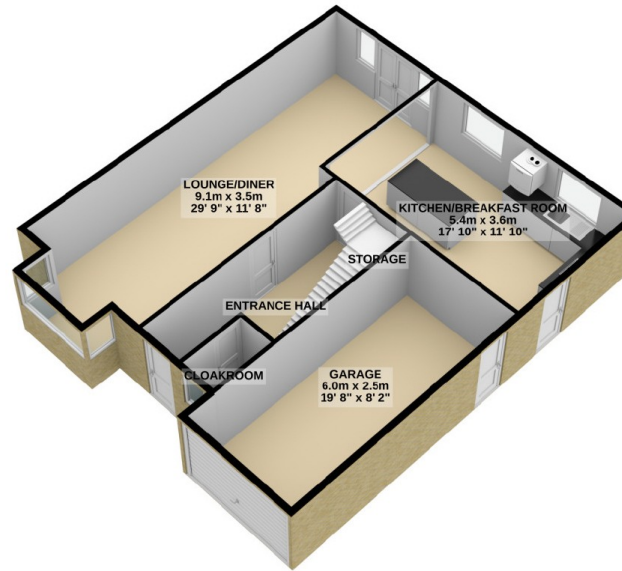
Other features and benefits include uPVC double glazing, gas central heating, off road parking for several vehicles and integrated garage.

- FIVE BEDROOM
- DETACHED HOUSE
- CONSIDERED IN EXCELLENT DECORATIVE ORDER
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- OPEN PLAN SITTING/DINING ROOM
- FAMILY BATHROOM
- ENSUITE SHOWER ROOM
- CLOAKROOM
- GARAGE
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- GAS CENTRAL HEATING
- DOUBLE GLAZED

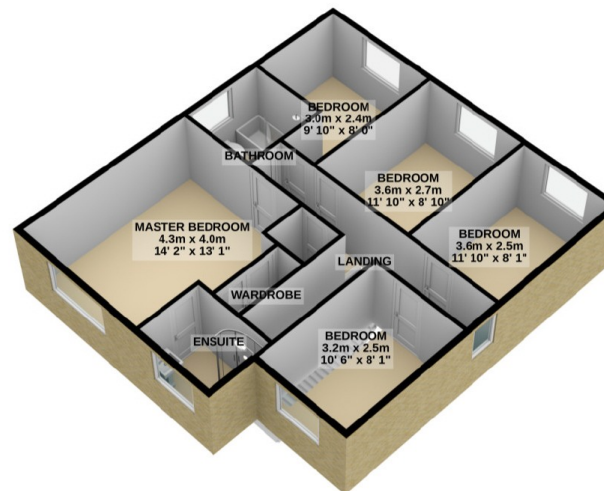




GROUND FLOOR
81.4 sq.m. (876 sq.ft.) approx.

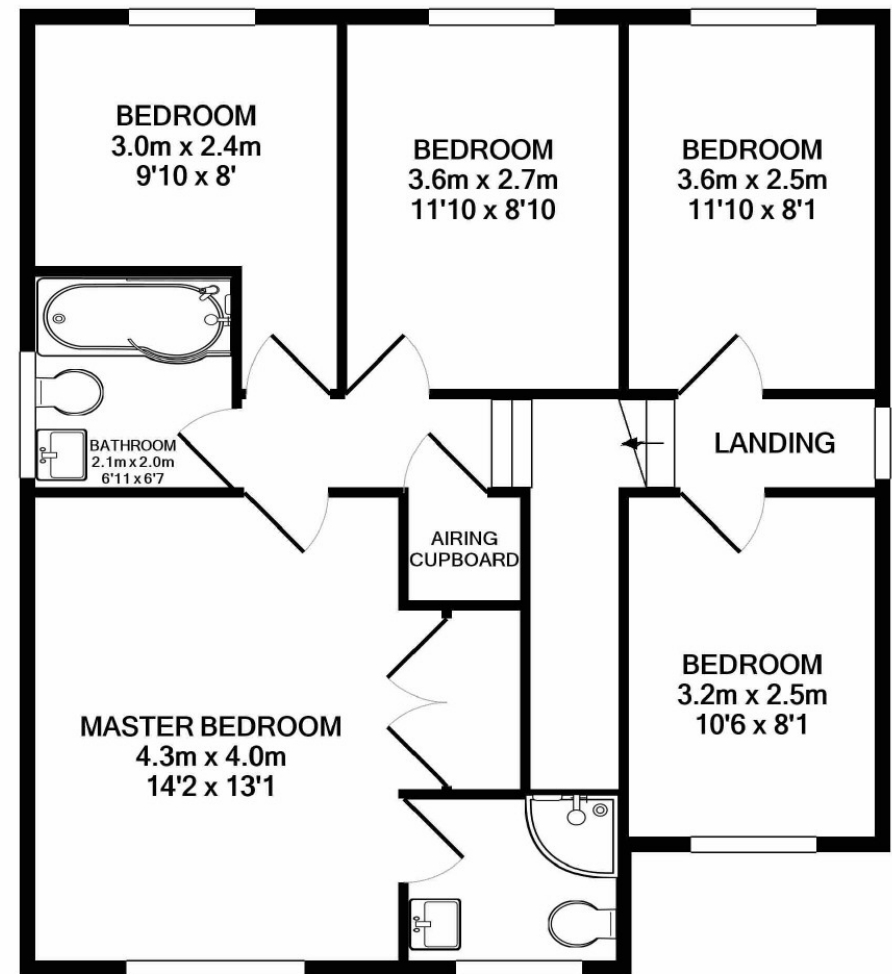
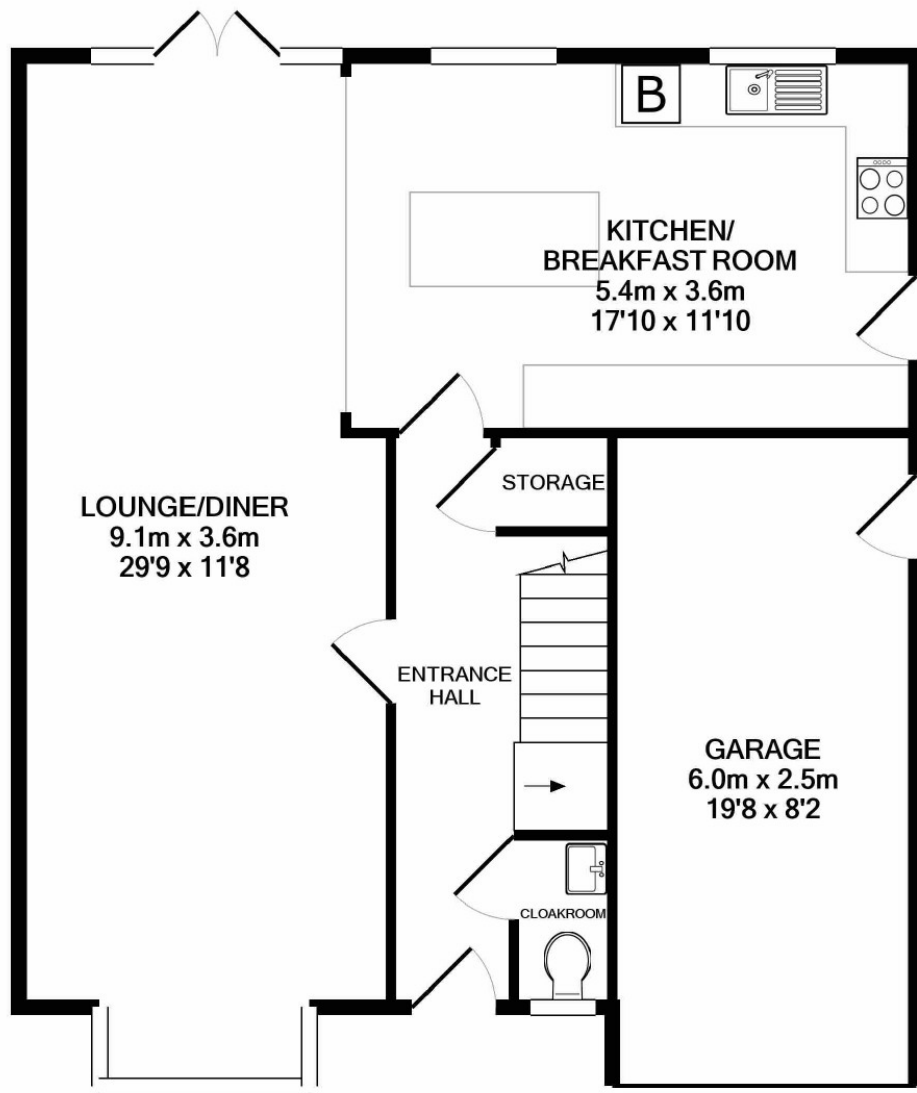


1ST FLOOR
71.2 sq.m. (766 sq.ft.) approx.



TOTAL FLOOR AREA : 152.6 sq.m. (1642 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2021



85 PRINCESS DRIVE SEAFORD
TOTAL APPROX. FLOOR AREA 152.6 SQ.M. (1642 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2021





Ground floor

Double glazed entrance door to:

ENTRANCE HALL

Engineered oak flooring. Radiator. Stairs to first floor and under stairs storage cupboard housing electric consumer unit.

CLOAKROOM

White close coupled wc. Wash basin set into vanity unit with mirror above. Ladder style heated towel rail. Part tiled walls and tiled floor. Double glazed window to front.

OPEN PLAN KITCHEN/BREAKFAST ROOM

Modern range of wall and base units. Corian worktop with inset one and a half bowl sink. AEG induction hob with Siemens cooker hood above. Eye level double Bosh oven. Integrated fridge, freezer, slimline dish washer and washing machine. Double glazed door to side and windows to rear. Breakfast island with Corian worktop and storage below. Plinth and under cabinet lighting. Tiled splash back. Vertical radiator. Wall mounted Worcester-Bosh boiler. Engineered oak flooring

OPEN PLAN SITTING/DINING ROOM

Two radiators and additional vertical radiator. Double glazed window to front and patio doors and window to rear. Engineered oak flooring.

First Floor

LANDING

Linen cupboard housing pressurised hot water cylinder with storage above. Double glazed window to side. Hatch to loft. Radiator.

BEDROOM ONE

Double glazed window to front. Built in wardrobes and fitted wardrobes with over bed storage. Radiator.

ENSUITE SHOWER ROOM

Shower cubicle with wall mounted dual head shower. Close coupled wc. Wash basin set into vanity unit with tiled splash back and mirror above. Ladder style heated towel rail. Double glazed window to front. Extractor fan.

BEDROOM TWO

Double glazed window to rear. Fitted wardrobes and over bed storage. Radiator.

BEDROOM THREE

Double glazed window overlooking rear garden. Radiator.

BEDROOM FOUR

Double glazed window to front. Radiator.

BEDROOM FIVE

Double glazed window to rear. Radiator.

FAMILY BATHROOM

P-shaped bath with wall mounted shower above. Close coupled wc with concealed cistern. Wall mounted wash basin. Tiled walls. Radiator. Double glazed window to side. Extractor fan.

Outside

REAR GARDEN

Fence enclosed. Paved patio with steps up to area mainly laid to lawn. Summer house with power. Gated side access to front. Exterior tap.

GARAGE

Accessed via up and over door. Light and power. Personal door to side.

FRONT GARDEN

Mainly laid to block paved off road parking for several vehicles. Remainder laid to lawn.



COUNCIL TAX BAND

Local Authority: Lewes District
Council. Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating C.
Environmental Impact Rating .

DISCLAIMER

Money Laundering Regulations 2007: 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