



150 PRINCESS DRIVE, SEAFORD, EAST SUSSEX, BN25 2TS

£625,000

A four bedroom detached family house set back from the road in this popular development about a mile and a quarter from Seaford town centre and railway station. Local shop and bus route are close-by.

The ground floor accommodation comprises sitting room with double doors leading to the dining room which in turn leads to a good sized conservatory, kitchen/breakfast room, utility room, side conservatory, study and cloakroom.

On the first floor is the master bedroom with en suite bathroom, three further bedrooms and family bathroom.

Outside are front and rear gardens, double garage and off road parking.

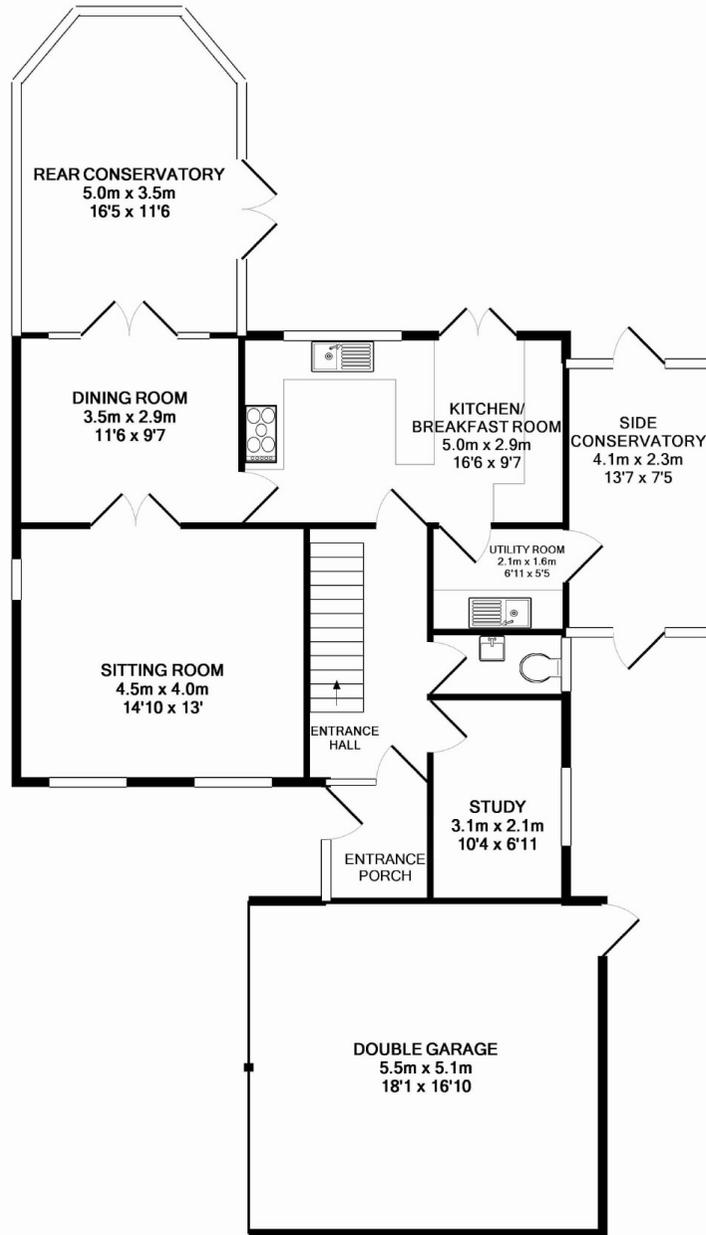
The property has the benefit of Upvc double glazing and gas central heating.

- DETACHED FAMILY HOUSE
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- TWO CONSERVATORIES
- TWO BATHROOMS
- CLOAKROOM
- DOUBLE GARAGE
- OFF ROAD PARKING
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- GOOD SIZED REAR GARDEN
- POPULAR LOCATION

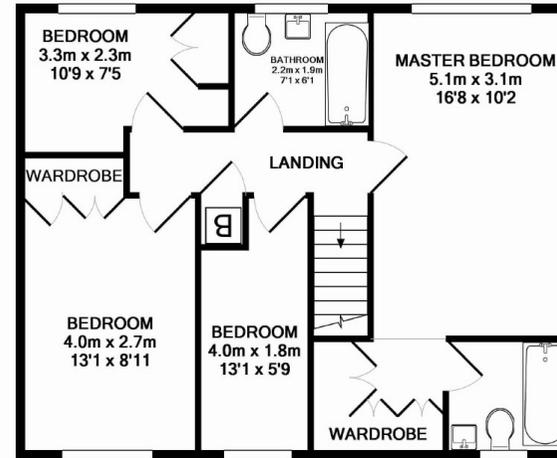








GROUND FLOOR
APPROX. FLOOR
AREA 119.7 SQ.M.
(1288 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 58.8 SQ.M.
(632 SQ.FT.)

150 PRINCESS DRIVE SEAFORD
TOTAL APPROX. FLOOR AREA 178.4 SQ.M. (1921 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





Ground floor

Double glazed door to:-
ENTRANCE PORCH

Gas and electric meter cupboards. Single glazed door and window to:-
ENTRANCE HALL

Laminate floor. Radiator. Staircase to first floor with understairs storage cupboard. Burglar alarm console.

SITTING ROOM

Two double glazed front windows and side window. Laminate floor. Two radiators. Fireplace with fitted gas fire. Double internal doors to:-

DINING ROOM

Laminate floor. Radiator. Double glazed double doors to:-
REAR CONSERVATORY

Part brick built with Upvc double glazed windows and double doors to garden. Tiled floor. Two radiators.

STUDY

Radiator. Double glazed side window and single glazed internal window.

CLOAKROOM

Laminate floor. Tiled walls. Radiator. Low suite W.C. Vanity cupboard and wash basin. Double glazed window.

KITCHEN/BREAKFAST ROOM

Range of fitted base units with work tops over and matching wall cupboards above. 1½ bowl sink unit. Space for electric Rangemaster cooker. Tiled splashbacks and tiled floor. Double glazed window and double doors to rear garden. Door to dining room and door to:-

UTILITY ROOM

Work top with inset sink unit, cupboard beneath and space for washing machine and dryer. Tiled floor. Radiator. Appliance spaces. Door to:-

SIDE CONSERVATORY

Part brick-built with double glazed windows and doors to front and rear. Tiled floor.

First floor

LANDING

Linen cupboard housing gas fired boiler, hot water tank and slatted shelves.

BEDROOM ONE

Radiator. Double glazed window overlooking rear garden. Range of mirror-fronted wardrobes. Door to:-

FULLY TILED EN SUITE BATHROOM

Panelled bath with shower unit above. Pedestal wash basin. Low suite W.C. Ladder style radiator. Double glazed window.

BEDROOM TWO

Built-in double and single wardrobes. Radiator. Double glazed window. Hatch to loft.

BEDROOM THREE

Radiator. Double glazed window. Fitted wardrobe, wall-mounted cupboard and dressing table unit.

BEDROOM FOUR

Radiator. Double glazed window.

FULLY TILED FAMILY BATHROOM

Panelled bath with shower unit above. Pedestal wash basin. Low suite W.C. Ladder style radiator. Double glazed window.

Outside

FRONT GARDEN

Tarmac drive-in leading to:-

DOUBLE GARAGE

Approached via twin up-and-over doors. Double glazed personal door to side path.

REAR GARDEN

About 70ft in depth and arranged on two levels, comprising paved and grass seating adjoining the rear of the property and fence enclosed pond feature. Side kitchen garden, timber shed and gate to road access. Steps lead to upper level which is laid to lawn and well enclosed.





COUNCIL TAX BAND

Local Authority: Lewes District
Council. Tax Band: F

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating D.
Environmental Impact Rating .

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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EST. 2004