

3 THE LORDS, SEAFORD, EAST SUSSEX, BN25 2XP

£725,000

3 The Lords has attractive Tudor-style front elevations, hence named the 'Alfriston' design by Johnson Fry Property in the early 1990s. The property is situated in a sought-after location and forms part of an elite development of executive-style houses. Seaford town centre, with its wide range of shopping amenities and railway station, is approximately one and a half miles distant.

Seaford golf course and excellent countryside walks over the South Downs National Park are also located nearby.

Accommodation includes sitting room with an inglenook fireplace, dining room, cloakroom, study, kitchen and adjoining utility room with personal door to the integral double garage. On the first floor, a galleried landing provides access to the four bedrooms, with the master bedroom having the benefit of an en suite bathroom.

Other features and benefits include a good size rear garden, gas central heating, a double garage with pitched roof and off road parking.

- DETACHED HOUSE NEAR TO SEAFORD GOLF COURSE AND DOWNLAND WALKS
- FOUR BEDROOMS WITH EN-SUITE TO MAIN BEDROOM
- SITTING ROOM, WITH INGLENOOK FIREPLACE
- KITCHEN/ BREAKFAST ROOM WITH ADJOINING UTILITY ROOM
- SEPARATE DINING ROOM WITH ACCESS TO THE REAR GARDEN
- FAMILY BATHROOM WITH SHOWER CUBICLE
- MAJORITY DOUBLE GLAZED
- GAS CENTRAL HEATING
- DOUBLE GARAGE AND PARKING FOR TWO CARS





GROUND FLOOR
104.5 sq.m. (1125 sq.ft.) approx.

1ST FLOOR
75.6 sq.m. (814 sq.ft.) approx.



David Jordan
EST. 2004

3 THE LORDS SEAFORD

TOTAL FLOOR AREA : 180.1 sq.m. (1938 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: G

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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