

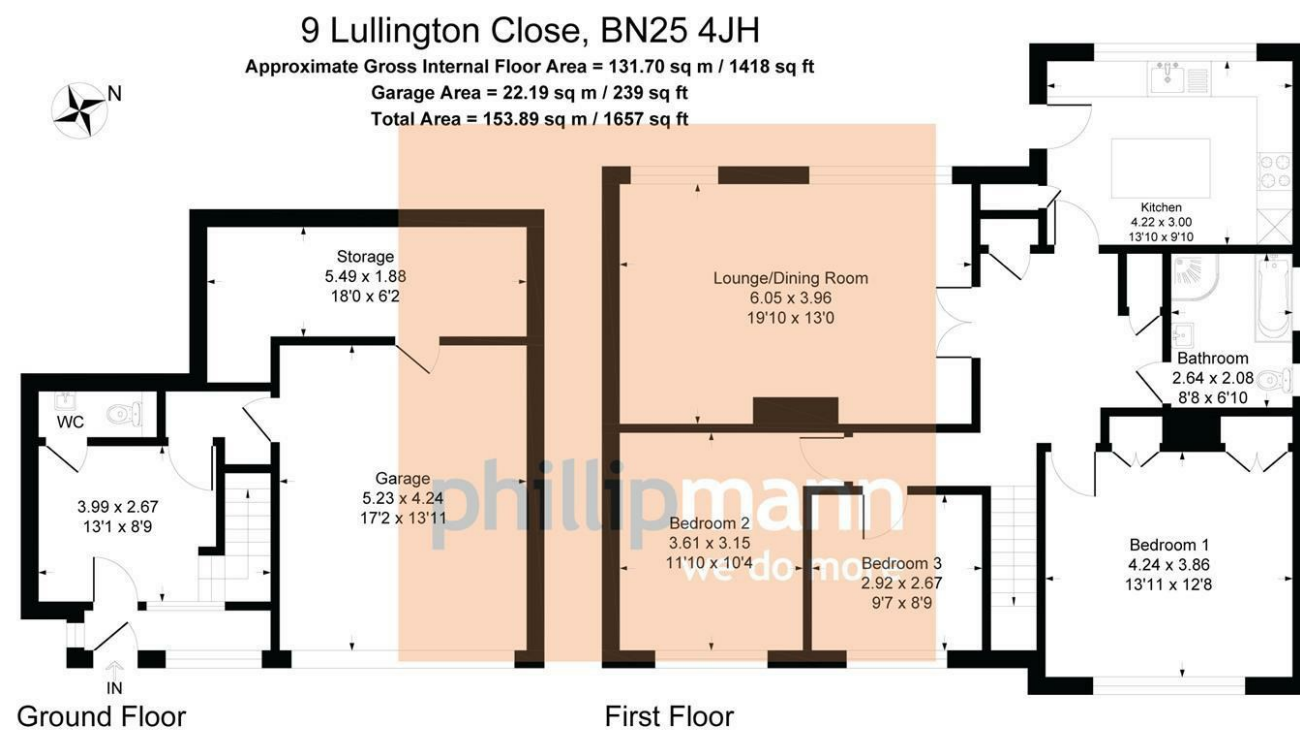


Illustration for identification purposes only, measurements are approximate, not to scale

localknowledge...

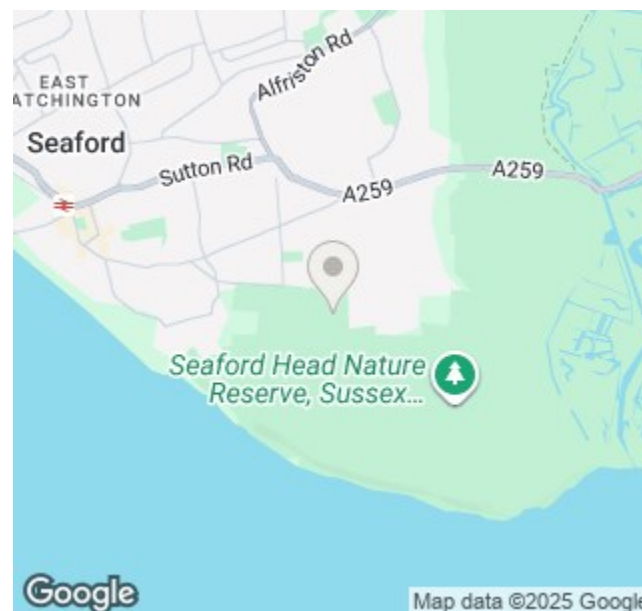
Lullington Close is a pleasant cul-de-sac located off Chyngton Way in the South/East corner of Seaford. Seaford Head Golf Links are just a short walk away, whilst the town centre with a wide range of shops, train station with good links to Gatwick and London/Victoria and beach are all within a 10 minute walk of the property.

moreinfo...

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Backing onto Golf Course!
 9, Lullington Close, Seaford, BN25 4JH



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inbrief...

This detached house is located in the ever popular South/East corner of Seaford in a pleasant cul-de-sac backing onto Seaford Head Gold course. The spacious and well presented accommodation comprises 3 bedrooms, lounge/dining room, kitchen/breakfast room, family bathroom/WC, cloakroom/WC, double garage and west aspect rear garden.

Style:	Detached House
Bedrooms:	3 Bedrooms
Reception rooms:	Lounge/Dining Room
Area:	153.89 SQ M/1657 SQ FT
Outside:	West Aspect Garden
Parking:	Garage & Ample Parking
Energy rating:	D
Council Tax Band:	E



moredetail...

This exceptional detached property has an enviable location in a quiet cul-de-sac, backing onto Seaford Head golf course in the ever popular South/East corner of Seaford. The property has many benefits to include oak panelled internal doors, gas central heating with modern boiler and pressurised system, double glazed windows and Upvc fascia's and soffits for a maintenance free exterior.

As you approach the property there is a block paved sweeping driveway providing ample parking, bordered by a well stocked flower border and raised lawn with retaining wall having inset lighting.

The entrance porch leads to a spacious hall with Parquet flooring and gives access to a cloakroom/WC and inner hall with cloaks space and integral DOUBLE GARAGE with electric roller door. From the hall a turn staircase with oak and glass balustrade takes you to the first floor reception area which has loft access, storage cupboards and bathroom which is fitted with a modern contemporary suite comprising shower cubicle with 'monsoon' head shower, bath, WC, pedestal wash basin and tiled walls. Double doors lead to the well appointed lounge/dining room which has a recessed log burner and oak mantle which makes a nice focal point and there are full width Bi-fold windows having a pleasant outlook over the rear garden.

The adjacent kitchen/breakfast room has a good range of wall/base cupboards, complemented by ample working surface and island breakfast bar. There is an inset sink, gas hob with extractor canopy and electric oven, space for fridge/freezer, dish washer and utility cupboard with space for washer/dryer. A full width window has a pleasant outlook over the garden and there is a door onto the raised patio.

The three bedrooms all have a light open aspect over Lullington Close with the main bedroom having built in wardrobes. Outside the west facing garden has a raised patio with stainless steel and glass surround. The level lawn has a shed, green house and well stocked flower borders.



To book a viewing on this property or for further information please contact the Seaford office on 01323 898666.

