



7 Micklefield Way, Seaford, BN25 4EU

ROWLAND
GORRINGE

7 Micklefield Way Seaford BN25 4EU

£550,000

An immaculately presented 4 bedroom, 3 reception room detached family home located in a sought after close. Further benefits include ample off road parking, garage and an attractive south facing garden.

This light and bright house is beautifully presented throughout with spacious ground floor accommodation comprising; 18' Living Room with bay window, through dining room with engineered oak flooring and access via french doors to the rear garden. The stunning kitchen/breakfast room has matching wall and base units, space and plumbing for appliances such as washing machine, dishwasher and built in gas hob with electric fan oven. You can also find access to the garden via french doors. The study and w/c can also be found on this floor. There is integral door access through to the garage.

To the first floor there are four bedrooms, bedroom 3 and 4 boasting views up to Seaford Head, master suite and bedroom 2 with en-suite shower rooms and further spacious family bathroom.

The secluded, south facing garden is a real sun trap perfect for entertaining guests, full width patio from the house, leading down to the lawn space with various different flower beds and a variety of trees and shrubs.

Micklefield Way is situated just south of the A259, close to Seaford Head and downland walks. Local schools and bus routes are also nearby. Seaford town centre and railway station, with links to Brighton and London, are approximately half a mile distant.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.



- Approximately 1499 sqft
- Close to Schools
- 4 Bedrooms
- Kitchen/Breakfast Room
- Views to Seaford Head
- South Facing Rear Garden
- Close to Seaford Head
- Garage
- 18' Living Room
- Sought After Location



Entrance Hall	
Cloakroom	
Kitchen/Breakfast Room	4.83m x 3.25m (15'10" x 10'8")
Dining Room	3.20m x 3.07m (10'6" x 10'1")
Living Room	5.69m x 3.33m (18'8" x 10'11")
Office	2.62m x 1.52m (8'7" x 5")
Landing	
Bedroom One	3.96m x 3.43m (13" x 11'3")
En-Suite	
Bedroom Two	3.86m x 3.35m (12'8" x 11")
En-Suite	
Bedroom Three	3.38m x 2.59m (11'1" x 8'6")
Bedroom Four	3.25m x 2.41m (10'8" x 7'11")
Bathroom	
Rear Garden	
Shed	1.8m x 1.20m (5'10" x 3'11")
Garage	5.49m x 2.54m (18'0" x 8'3")
Hardstanding	
EPC: D	
Council Tax Band: E	





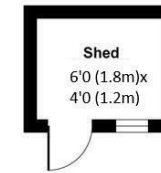
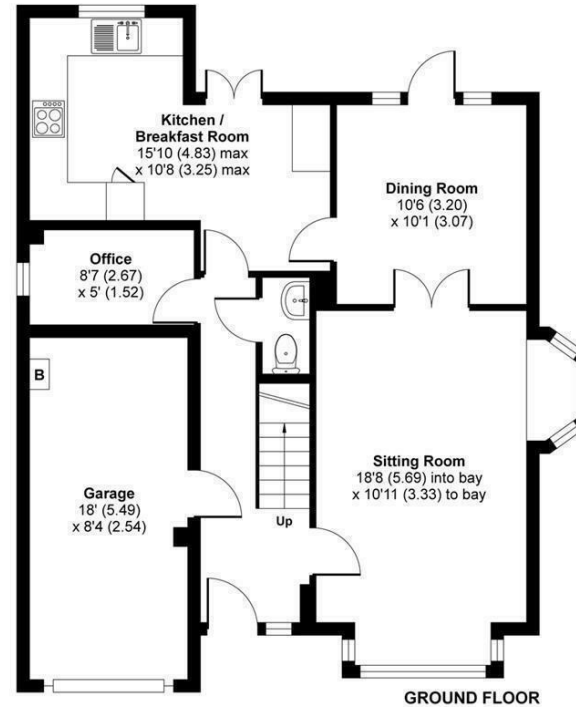
Micklefield Way, Seaford, BN25

Approximate Area = 1463 sq ft / 135.9 sq m (includes garage)

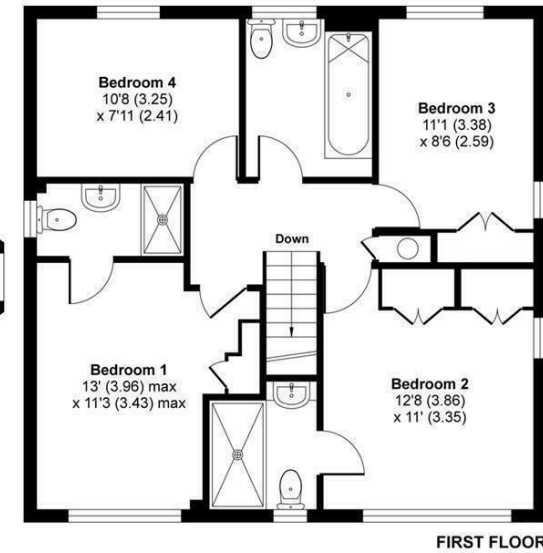
Outbuilding = 36 sq ft / 3.3 sq m

Total = 1499 sq ft / 139.2 sq m

For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/xhecom 2021. Produced for Phillip Mann Estate Agents. REF: 787640

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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