



31 MAPLE FIELDS, SEAFORD, EAST SUSSEX, BN25 3ER

**£450,000**



Constructed in 2007 by Bloor homes, this five bedroom detached house is situated in the northern outskirts of Seaford within easy reach of local bus route, South Downs National Park and Cradle Hill Primary School. The town centre and mainline railway station are about a mile and a half distant.

The property which is arranged over three floors has the benefit of light and spacious accommodation. On the ground floor there is a well fitted kitchen/ breakfast room, sitting/dining room with doors leading to a orangery which in turn leads to the rear garden. There is also a study area and cloakroom.

On the first floor there are four bedrooms, one of which has an en-suite shower room and the family bathroom.

The top floor consist of the master bedroom with restrictive height dressing area, far reaching views of South Downs National Park and en suite shower room.

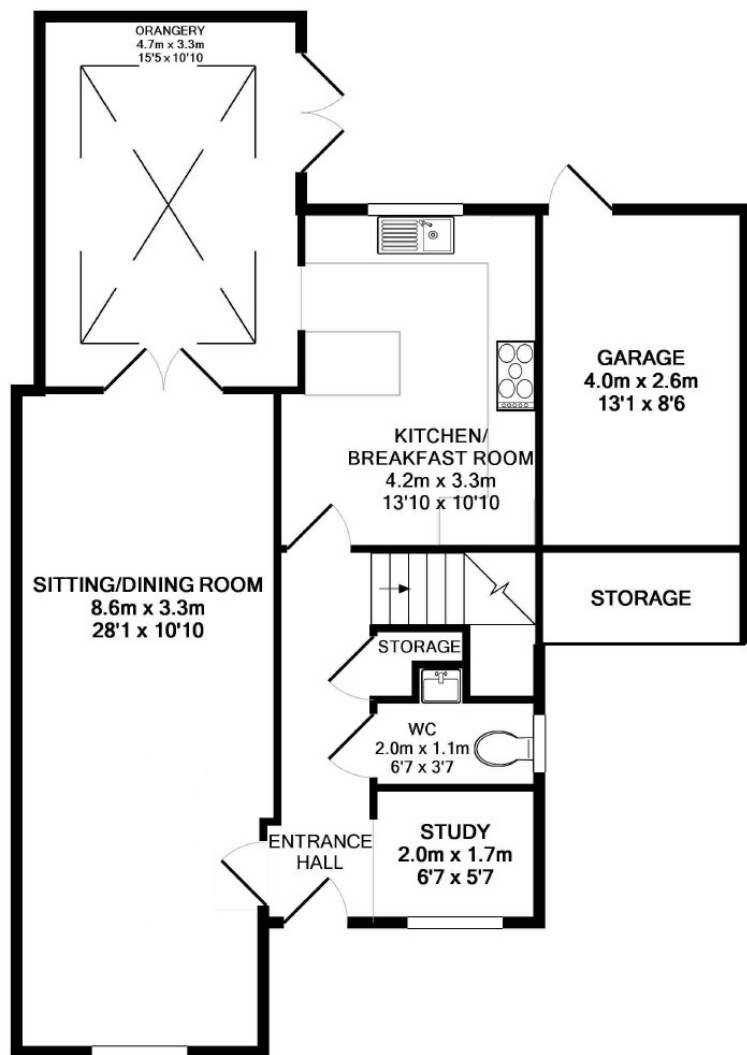
Seaford is a delightful coastal town with a wide range of shopping and recreational facilities including several restaurants, two golf courses, leisure centre, unspoilt seafront and yacht club.

- FIVE BEDROOMS
- DETACHED HOUSE
- CONSTRUCTED IN 2007 BY BLOOR HOMES
- SITTING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- ORANGERY
- STUDY AREA
- TWO EN SUITES
- FAMILY BATHROOM
- CLOAKROOM
- PARTITIONED GARAGE
- REAR GARDEN
- LOG BURNING STOVE
- GAS FIRED HEATING
- DOUBLE GLAZED
- VIEWS OVER SOUTH DOWNS NATIONAL PARK

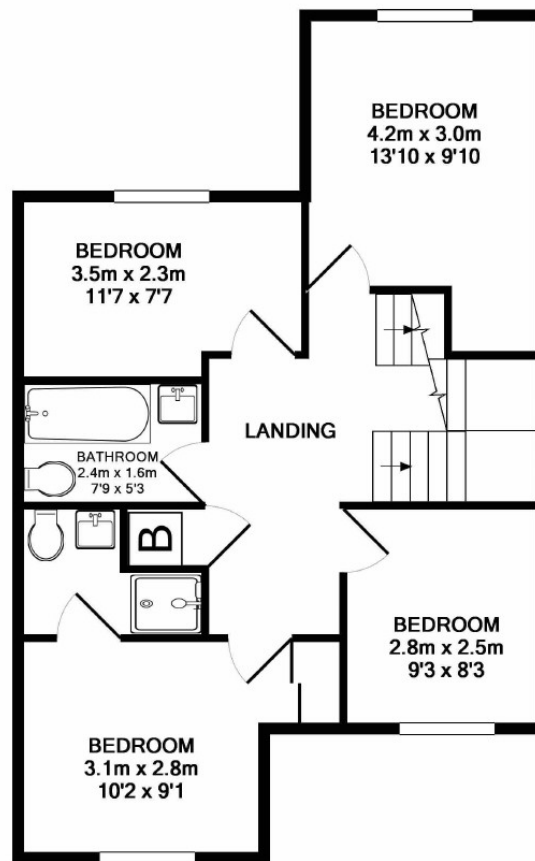




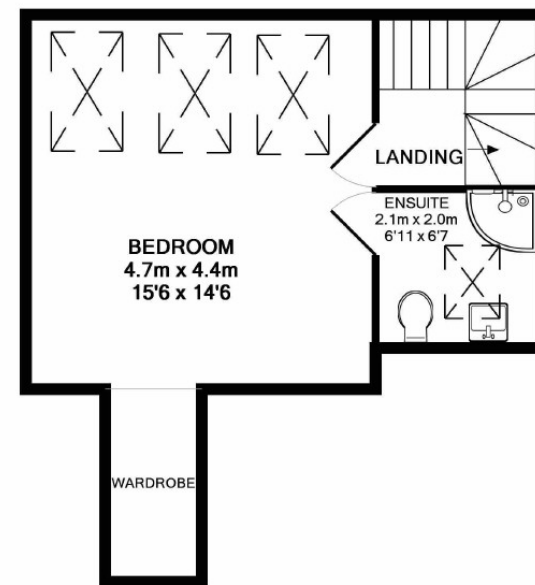




GROUND FLOOR  
APPROX. FLOOR  
AREA 85.9 SQ.M.  
(925 SQ.FT.)



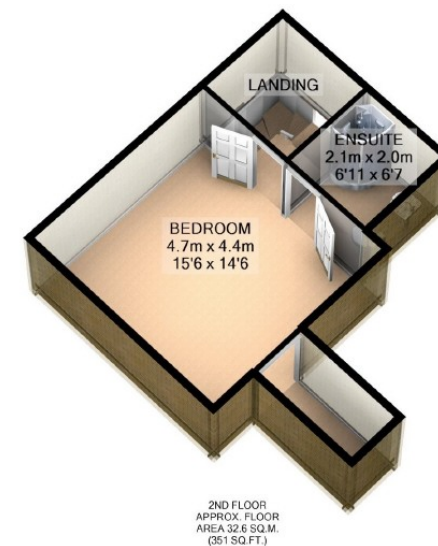
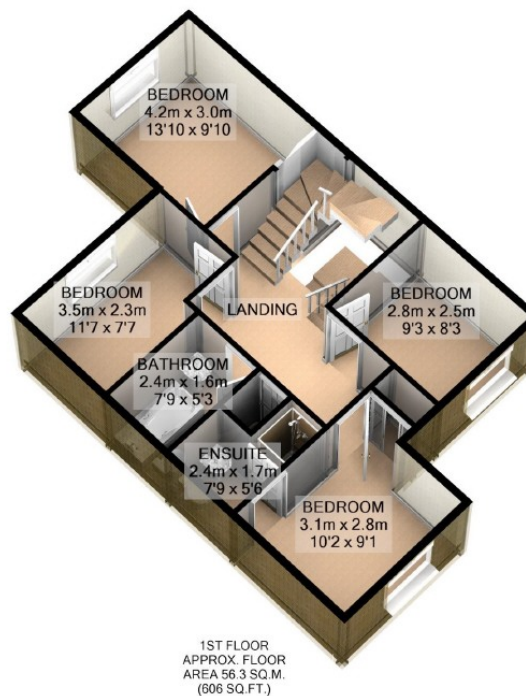
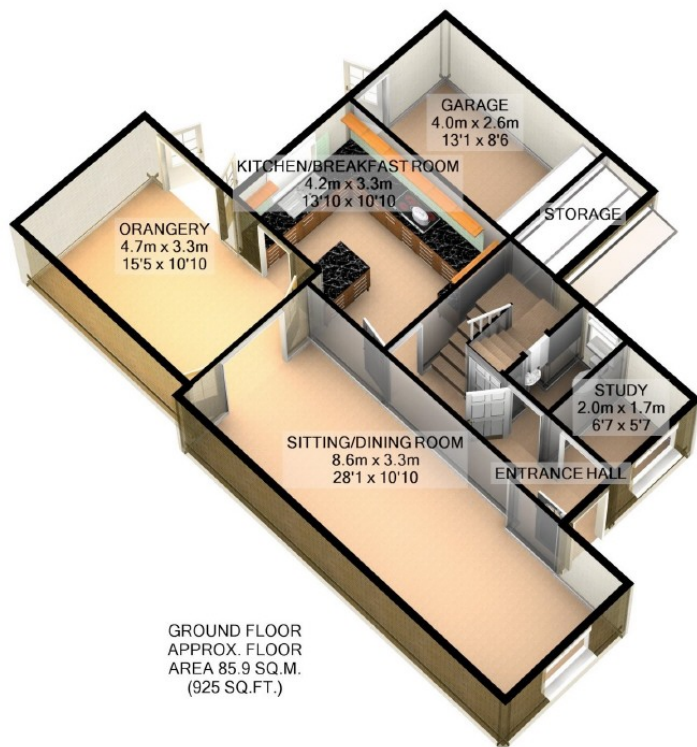
1ST FLOOR  
APPROX. FLOOR  
AREA 56.3 SQ.M.  
(606 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 32.6 SQ.M.  
(351 SQ.FT.)

31 MAPLE FIELDS SEAFORD  
TOTAL APPROX. FLOOR AREA 174.9 SQ.M. (1882 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  
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31 MAPLE FIELDS SEAFORD  
TOTAL APPROX. FLOOR AREA 174.9 SQ.M. (1882 SQ.FT.)

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  
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## Ground floor

Double glazed entrance door to:-

ENTRANCE HALL

Stairs to first floor with under stairs storage cupboard. Radiator. Laminate flooring.

STUDY AREA

Double glazed window to front. Radiator.

CLOAKROOM

Close coupled W.C. Pedestal wash basin. Radiator. Electric consumer unit. Double glazed window to side.

SITTING / DINING ROOM

Double glazed window to front. Wood burning stove with tiled heath. Two radiators. Laminate flooring. Double doors leading to:

ORANGERY

Laminate flooring. Two radiators. Double glazed window and doors to rear garden. Glazed pitched roof.

KITCHEN / BREAKFAST ROOM

Range of wall and base units. Worktop with inset 1½ bowl sink and drainer. Space for range cooker with cooker hood above. Space for washing machine and fridge freezer. Integrated dishwasher. Tiled floor and splash back. Double glazed window to rear.

## First floor

FIRST FLOOR LANDING

Radiator. Airing cupboard housing Glow-Worm condensing boiler and hot water tank with slatted shelving above. Stairs to second floor.

BEDROOM TWO

Double glazed window to front. Fitted mirror fronted wardrobe. Radiator. Door to:-

ENSUITE

White suite with shower cubical and wall mounted shower. Closed coupled W.C. Pedestal wash basin with mirror and shaver point above. Part tiled walls and tiled floor. Extractor fan. Ladder style towel rail.

BEDROOM THREE

Double glazed window to rear with far reaching views over the South Downs National Park.

Radiator. Hatch to loft space.

FAMILY BATHROOM

White suite comprising "P" shaped bath with mixer tap and wall mounted shower attachment. Close coupled W.C. Pedestal wash basin with mirror and shaver point above. Ladder style towel rail. Part tiled wall and tiled floor. Extractor fan.

BEDROOM FOUR

Double glazed window to rear with far reaching views over the South Downs National Park.

BEDROOM FIVE

Double glazed window to front.

## Second floor

SECOND FLOOR LANDING

Velux style window. Door to:-

BEDROOM ONE

Three large Velux style windows with far reaching views over the South Downs National Park.

Laminate flooring. Restrictive hight access to dressing area. Door to:-

ENSUITE

Large shower cubical with dual bar shower. Wash basin with storage below. W.C. with concealed cistern and counter top above. Tiled walls and floor. Ladder style towel rail. Velux style window.

## Outside

REAR GARDEN

Patio with area laid with artificial lawn. Steps to elevated decked area and lawn with floor and shrub borders. Gated and covered side access to front. Personal door to garage.

GARAGE

Partitioned with storage area to front and rear with power. Front space accessed via up and over door.

FRONT GARDEN

Off road parking in front of garage. Outside tap. Low maintenance shingle beds. Gas and electric meters.





## COUNCIL TAX BAND

Local Authority: Lewes District  
Council. Tax Band: E

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating C.  
Environmental Impact Rating C.

## 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.

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EST. 2004