

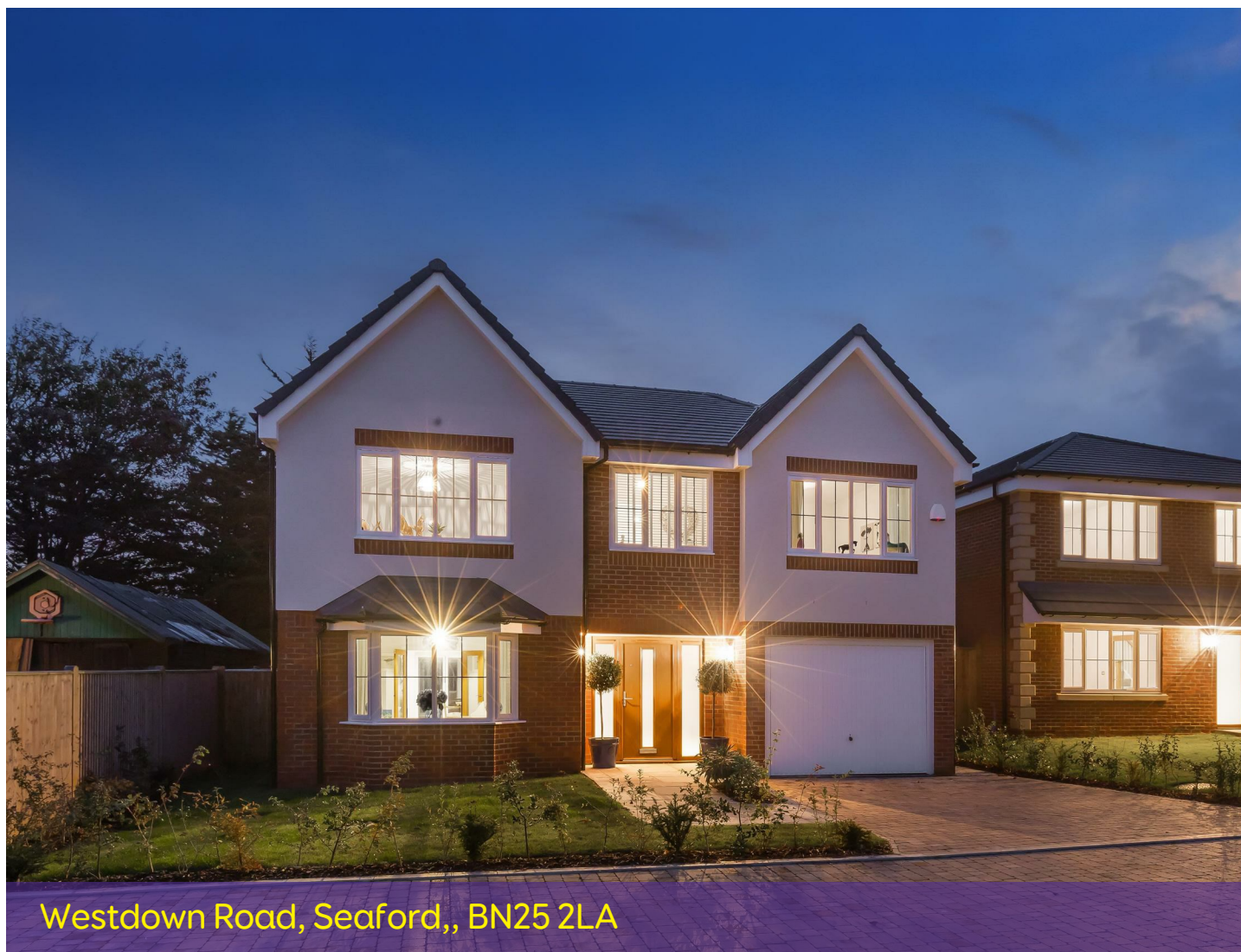


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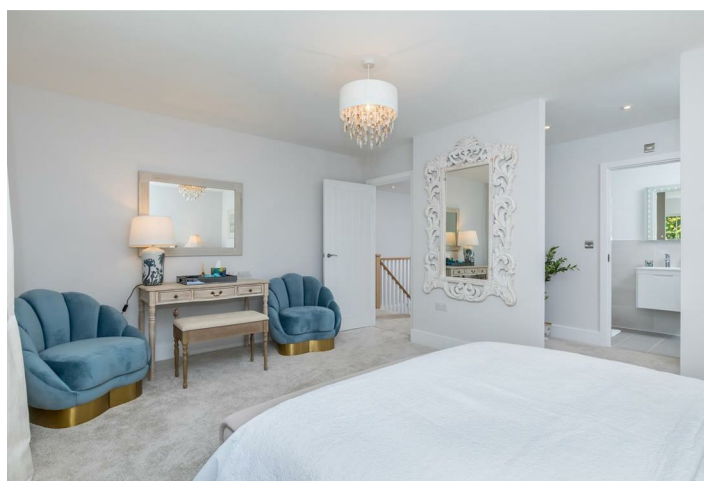


**Oakley**

Your Sussex Property Expert



Westdown Road, Seaford,, BN25 2LA



**£725,000**



- Plot 1 The Hamilton- NOW RESERVED
- 5 Bedrooms
- Close to beach & train station
- BLP New homes warranty
- EPC - TBC
- 4 Substantial new homes
- Turfed Front & Rear Gardens
- Viewings highly recommended
- Garage and off street parking



## The Property

## The Location

Seaford is the largest town in the Lewes District and is located on the coast with a large seafront, with cliffs to one end of the promenade and the Rowing club at the other end. The town centre has a variety of independent and mainstream shops, with a choice of major supermarkets. There are many leisure activities available locally, that take in the superb location such as Seaford Head Golf Course. There are also schools for all ages and a railway station. Brighton is 12 miles away along the coast road, Eastbourne and Lewes are also located nearby.

## Agents Notes

Tenure Freehold

Lease Term

Years Remaining

Ground Rent

Service Charge

Council Tax Band

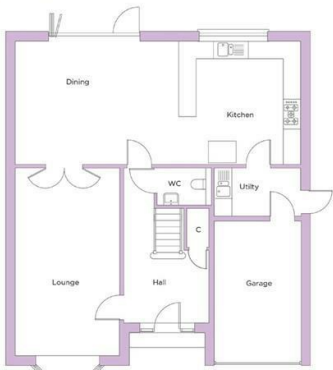




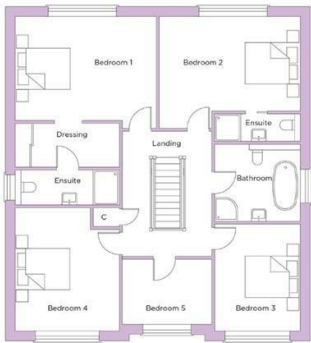
Floor Plan

WESTDOWN HEIGHTS  
THE HAMILTON  
DETACHED HOUSE  
PLOT 1

Room	Size in Metres	Size in Feet
Kitchen	4.24 x 4.20	13'91 x 13'77
Living Room	3.59 x 6.45	11'77 x 21'16
Dining Room	5.62 x 4.20	18'43 x 13'77
Bedroom 1	3.58 x 4.86	11'74 x 15'94
Bedroom 2	3.25 x 4.86	10'66 x 15'94
Bedroom 3	3.66 x 2.95	12'00 x 9'67
Bedroom 4	4.23 x 3.59	13'87 x 11'77
Bedroom 5	2.24 x 3.07	7'34 x 10'07
TOTAL	193.42 sqm	2,082 Sqft



GROUND FLOOR

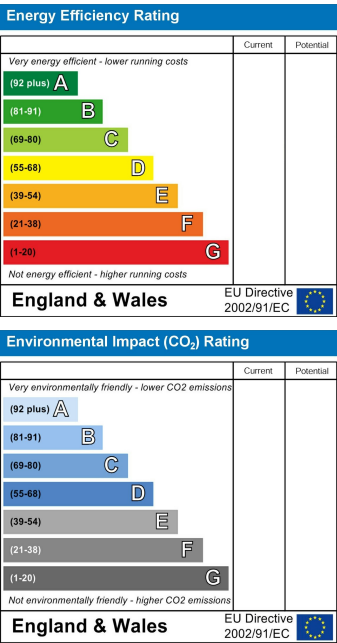


FIRST FLOOR

Location Map



Energy Performance Certificate



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