



## Hartfield Road Seaford

**Offers in the region of £500,000**

This Spacious Family Home is in a sought after area close to the town centre and South of the A259. The property has retained many period features and has an ornamental front knot garden and a large private South facing rear garden with a garage, carport and off-road parking for up to three cars.

The property has been maintained to a high standard inside and out and offers a large lounge with a bay window and feature open fire, dining room, conservatory and four bedrooms.





Hartfield Road  
Seaford

Entrance Porch

Entrance Hall

A spacious Entrance hall with four period storage cupboards and a further under stair storage cupboard.

Guest Toilet

Off Entrance Hall on the ground floor - toilet & basin.

Lounge

Lounge with a bay window overlooking the front garden and lovely open fire place.

Dining Room

The Dining Room has further fitted period storage cupboards and a door leading to the Conservatory.

Conservatory

The Conservatory has a connecting door to the Dining Room and also a door leading out into the Garden.

Kitchen

The Kitchen has been modernised whilst retaining a beautiful built-in period storage and display cabinet. It is fitted with a good number of storage units, work tops and integrated fridge/freezer, dishwasher, washing machine, gas hob and electric oven. A door leads out to the garden and garage.

First Floor Landing

Airing Cupboard and access to the Loft

Bedroom 1

A large double bedroom with a window overlooking the front knot garden. The bedroom is fitted with a range of built-in wardrobes extending the whole width of the room.

Bedroom 2

A double bedroom with a window overlooking the rear garden. Built-in wardrobe

Bedroom 3

A double bedroom overlooking the rear garden.

Bedroom 4

The fourth bedroom has a window overlooking the front garden.

Family Bathroom

Bathroom - bath, toilet basin

Family Shower Room

Garden

The property has a formal knot garden on the front and a large private rear garden with patio areas, a Pergola, Green House and a Shed.

Parking

The property has a Garage, Car Port plus further off-road parking for up to two cars.

Council Tax

Tax Band E

Approx. £2434.17 per annum

Floor Plan

This plan and the dimensions are for information purposes only and may not be to scale and representative of the property



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		