



**4 Bed  
House - Detached  
located in Lexden Road**



67 Lexden Road  
Seaford  
BN25 3BA



## Offers In The Region Of £450,000

An exceptional four-bedroom detached family home, well presented throughout and ideally located close to local amenities, well-regarded schools, and the stunning South Downs National Park. This spacious property offers versatile accommodation including a superb dual-aspect lounge and dining room with feature open fireplace, a well-equipped kitchen with adjoining utility room, and modern shower facilities including an en-suite to the principal bedroom. Outside, the property enjoys a secluded generous garden with patio and decked entertaining areas, together with a garage and ample off-road parking. Situated within easy reach of Seaford's town centre, seafront, and transport links, this is an ideal home for modern family living.

### Description

An excellent opportunity to acquire this well-presented and well-maintained four-bedroom detached family home, ideally situated close to local amenities, excellent schools, and beautiful surrounding countryside.

The property is approached via a double-glazed front door opening into an entrance porch, which in turn leads to a spacious and welcoming hallway featuring engineered oak flooring and a useful double cloaks cupboard. The engineered oak flooring continues seamlessly into the impressive lounge, creating a warm and cohesive living space.

The dual-aspect lounge is undoubtedly the heart of the home, boasting an attractive open fireplace with brick surround and mantle, front-facing window, glazed double doors with matching side panels connect the lounge to the dining area, making this an ideal layout for both family living and entertaining. From the dining room patio doors opening directly onto the rear garden.

The well-appointed kitchen is fitted with a comprehensive range of matching wall and base units, complemented by glazed display cabinets and shelving. Features include a one-and-a-half bowl sink unit set within ample work surfaces, integrated four-ring gas hob with extractor hood above, eye-level double oven, space for a dishwasher, part tiled walls, tiled flooring, and a rear-facing window. A rear lobby provides access to the garden, cloakroom, and utility room.

The ground floor cloakroom is fitted with a low-level WC and wash hand basin, while the utility room offers space for washing machine and additional appliance space, work surfaces, inset stainless steel sink unit, tiled flooring, and side aspect window.

Upstairs, the spacious principal bedroom benefits from a range of fitted wardrobes and a modern en-suite shower room featuring a Aqualisa power shower installed in 2025, wash hand basin, low-level WC, chrome heated towel rail, and tiled walls.

Bedroom two is a generous double room overlooking the front of the property, while bedrooms three and four enjoy pleasant views over the rear garden. The contemporary family shower room has been fitted with a walk-in double shower cubicle with Triton power shower installed in 2025, pedestal wash basin, close-coupled WC, heated towel rail, tiled walls, and rear aspect window.

Outside, the secluded rear garden has been thoughtfully landscaped to include a paved patio area, raised decked sun terrace, decorative pebble sections with stepping stone pathway, mature planting, established trees, and side access. To the front, the open-plan garden is predominantly block paved with an attractive stocked flower bed, while the driveway provides ample parking for several vehicles and access to the garage.

Lexden Road is ideally positioned for Cradle Hill Primary School, local shops, and bus routes, whilst also offering easy access to the South Downs National Park. Seaford itself boasts approximately one and a half miles of uncommercialised seafront, a wide variety of shops, cafés, restaurants, public houses, railway links to Gatwick Airport and London Victoria, and regular bus services to Eastbourne, Brighton, and surrounding villages. The town also offers a range of leisure facilities including a leisure centre, sailing club, tennis and bowls clubs, two golf courses, and numerous recreational amenities. EPC Rating D | Council Tax Band D

### General:

These particulars are prepared in good faith and are intended as a general guide only. Whilst every effort is made to ensure their accuracy, they do not constitute any part of an offer or contract. Any



information of particular importance should be verified with our office. Prospective purchasers must confirm the availability of the property and arrange a viewing prior to travel. Items shown in photographs are not included unless specifically stated and may be available by separate negotiation.

**Measurements:**

All measurements are approximate and for guidance purposes only. Prospective purchasers should verify all dimensions before committing to the purchase of carpets, fitted furniture, or similar items.

**Services:**

We have not tested any services, systems, appliances, or fittings and cannot confirm that they are in working order or fit for purpose. Purchasers are advised to obtain independent verification from their solicitor or surveyor.

Details of tenure are provided by the vendor, and we have not inspected the title documentation. Accordingly, purchasers should seek confirmation from their solicitor.





**67 Lexden Road, Seaford, BN25 3BA**



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Approximate Gross Internal Floor Area = 124.91 sq m / 1345 sq ft

Garage Area = 9.94 sq m / 107 sq ft

Total Area = 134.85 sq m / 1452 sq ft

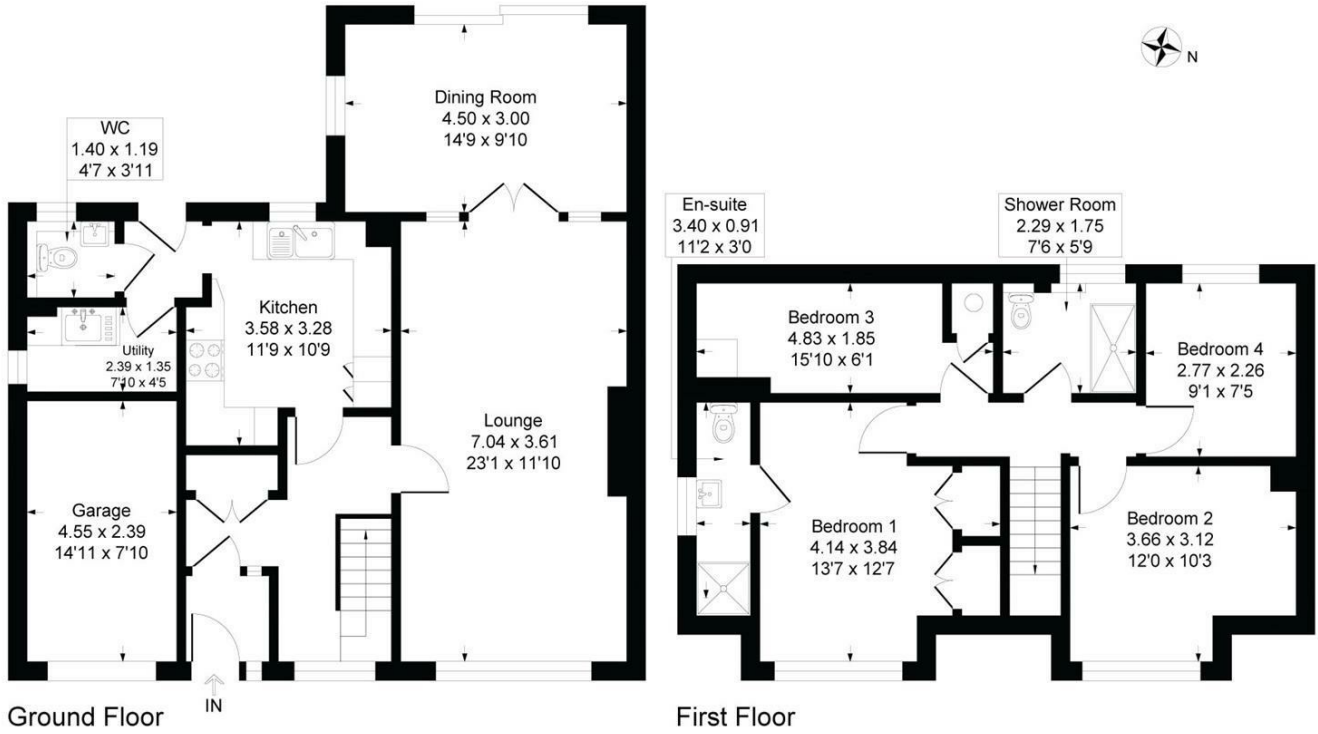


Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>	<b>59</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Version 1

## CONTACT

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