



Kimberley Road Seaford

Offers in excess of £600,000

A charming Detached Freehold House. This Family Home offers period features and has a stunning kerb appeal. Built in early 1900s with a flint and red brick construction which is pleasing to the eye. Enjoying an elevated position boasting captivating views over Seaford Bay.

The property features a large wrap-around garden perfect for children and garden enthusiasts, complete with a large Summerhouse with electricity and a patio area. The versatile layout allows for potential reconfiguration, subject to the necessary consents, with extensions including a loft conversion in 1988 and a balcony added in 1998.

Comprising four reception rooms, four bedrooms, two kitchens and two bathrooms. Parking available on site with space for approximately 4 cars, with potential for garage addition (subject to consents). View the attached floor plan for further details.

There may be a need for modernisation and renovation, particularly in the ground floor area, which is reflected in the asking price.



Kimberley Road Seaford

Title
A Freehold detached property registered at the Land Registry under title no ESX35362.

Garden
A large wrap around garden.
Large Cabin/Summerhouse with electrics.

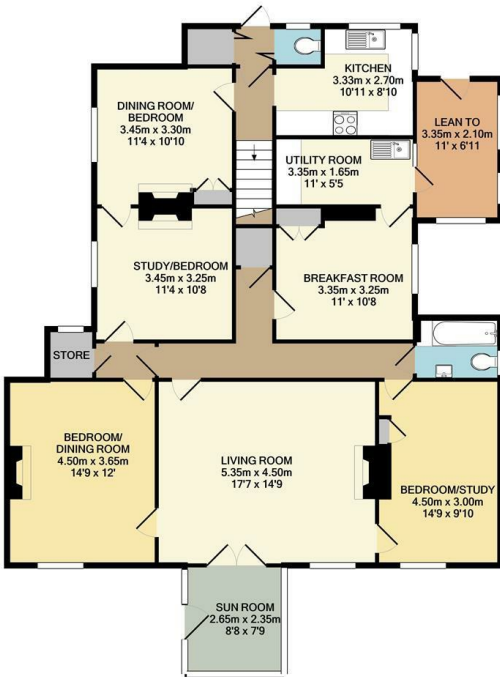
Parking
Ample parking spaces for about 4 cars.

Council Tax
Tax Band E
Approx. £3016.91 pa

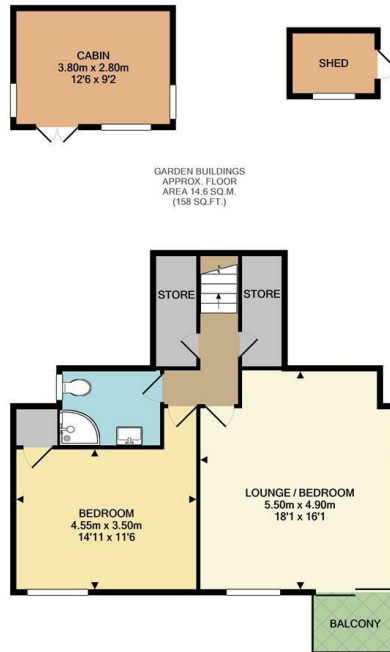
Sundries
Electric Meter location in kitchen - Provider British Gas
Gas Meter location in front of house - Provider British Gas
Water Meter location in road - Fresh and Waste Water provider South East Water.
Central Heating Type - Gas part only of the property
Broadband - Provider Plus Net
Mobile Reception - Provider Plus Net

Floor Plan
The plan and the dimensions are for information purposes only and may not be to scale and representative of the property.

Mobile Reception, Broadband & WiFi Speed
Buyers have to rely on their own searches and surveys and by checking Ofcom and Openreach internet sites



GROUND FLOOR
APPROX. FLOOR
AREA 136.1 SQ.M.
(1465 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 58.9 SQ.M.
(634 SQ.FT.)

TOTAL APPROX. FLOOR AREA 209.6 SQ.M. (2256 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	68
	49
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
	68
	49
England & Wales	EU Directive 2002/91/EC

