



**Stafford Road
Seaford**

Offers in the region of £365,000

Seaford Properties is pleased to offer for sale this spacious Freehold semi-detached family home in a desirable area within a few minutes walk of Seaford town centre, mainline train station, Brighton/Eastbourne bus routes and local schools.

The 4 bedroom property offers a bedroom and wet room on the ground floor, a lounge, separate dining room with a sliding door opening up to the private rear garden, kitchen and a further 3 bedrooms and a bathroom on the first floor.

Viewings highly recommended.



Stafford Road Seaford

Entrance Hall

A good size entrance hall with a door leading to the Wet Room and a further door to a storage cupboard. Intruder alarm system panel.

Lounge

A good sized Lounge with a large bay window which makes the room light and airy. Gas fire with a fire surround.

Dining Room

The Dining Room is a bright and light room with a sliding door which leads to the rear garden. Door leading to the kitchen.

Kitchen

The Kitchen has a good number of drawers, storage units and worktop spaces. Spaces for a freestanding dishwasher, fridge/freezer, washing machine and cooker. Window overlooking the rear garden and a door which leads to the Lean-To.

Bedroom Four

Bedroom Four is located on the ground floor with a window overlooking the front garden.

Wet Room

Wet Room with a toilet and basin. Ceiling height tiling.

First Floor Landing

Main Bedroom

The main bedroom is bright and spacious, benefiting from a double aspect with a window that overlooks the rear garden. Built-in wardrobe and airing cupboard.

Bedroom Two

Double bedroom with a window overlooking the front garden.

Bedroom Three

Small double bedroom with a large window that makes the room light and airy. Under eaves storage.

Family Bathroom

The Bathroom is tiled to ceiling height, has a bath with an overhead shower, toilet and basin.

Lean-To

Doors leading to the front of house and also to the rear garden.

Loft

Partly boarded with a drop down ladder.

Garden

The private rear garden is mainly laid to lawn with mature shrubs with a green house and two sheds.

Parking

No off-road parking

Council Tax

Tax Band C

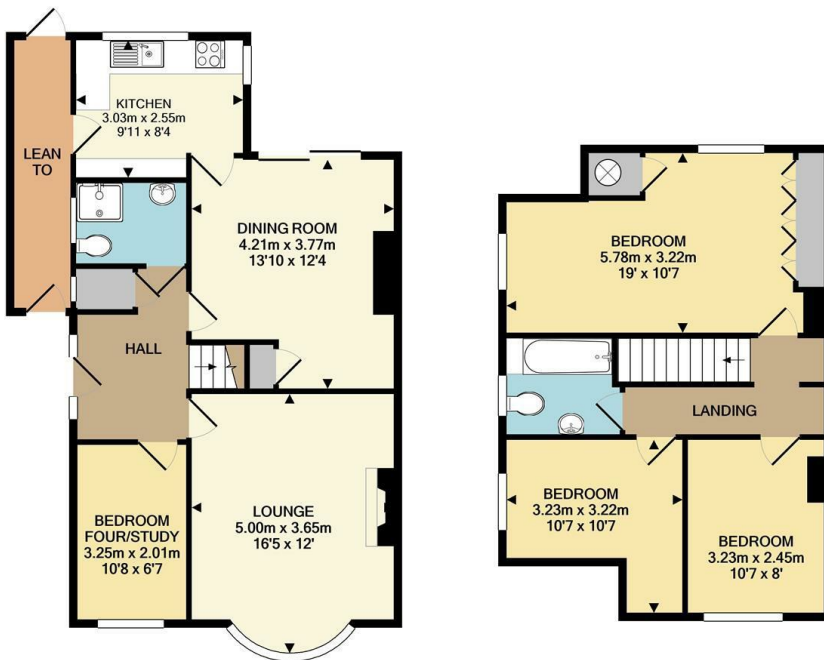
Approx £2225 pa

Floor Plan

This 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 61.2 SQ.M.
(659 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 44.8 SQ.M.
(482 SQ.FT.)

TOTAL APPROX. FLOOR AREA 106.0 SQ.M. (1141 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix 62024



Energy Efficiency Rating	
Current	Potential
66	83
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
<p>England & Wales EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating	
Current	Potential
C	A
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
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