



## Cradle Hill Road Seaford

**Offers in excess of £300,000**

A lovely well presented Freehold semi detached family home set in a secluded spot in a cul de sac near local schools and local bus services. The property is sold as end of chain.

The property offers a large lounge and dining room, 3 bedrooms, kitchen and bathroom, an enclosed landscaped garden with a patio area, garage and off-road parking.

Seaford town centre offers a mainline train station and Brighton/Eastbourne bus services are nearby.



# Cradle Hill Road Seaford

## Entrance Porch

Window overlooking communal garden.

## Entrance Hall

## Lounge/Dining Room

A good sized light and airy lounge/dining room with double aspect windows, sliding door leading to the front and communal garden and electric fire and surround. Double glazed window overlooking the rear garden. Large radiator.

## Kitchen

Good number of storage units and worktop space with an integrated electric hob and oven, extractor fan and space for a washing machine and fridge/freezer. The boiler is wall mounted in the kitchen. A door leads into the rear garden.

## First Floor Landing

## Main Bedroom

A large double bedroom with a window overlooking the communal front garden. Built-in wardrobes and a radiator.

## Bedroom Two

A double bedroom with a single glazed sash window overlooking the rear garden.

## Bedroom Three

This bedroom has a Velux style window overlooking the front and communal garden. Now set up as an office.

## Bathroom

White suite comprising of a bath with overhead shower, basin and toilet. Single glazed sash window.

## Loft

Fully boarded loft with a drop down ladder and electricity connection.

## Parking

Garage and one off road dedicated parking space.

Parking is accessed via a communal drive way.

## Garden

The private and secluded rear garden is well stocked with shrubs and has a patio area ideal for al fresco dining. The communal garden is jointly maintained by the owners of the six properties

## Service Charge

Communal front garden maintenance contribution of £10 per month and managed by the owners of the 5 properties.

## Sundries

Electric meter box - inside porch

Gas meter box - outside to left of front door

Boiler wall mounted in kitchen - installed approx 2 years ago and still under warranty.

Property built circa 1989

## Floor Plan

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

## Council Tax

Tax Band C - Approx. £2225 pa

## Mobile Reception, Broadband & WiFi Speed

Buyers have to rely on their own searches and surveys and by checking Ofcom and Openreach Internet sites.



55 Cradle Hill Rd, BN25 3JA  
Approximate Gross Internal Floor Area = 76.4 sq m / 823 sq ft

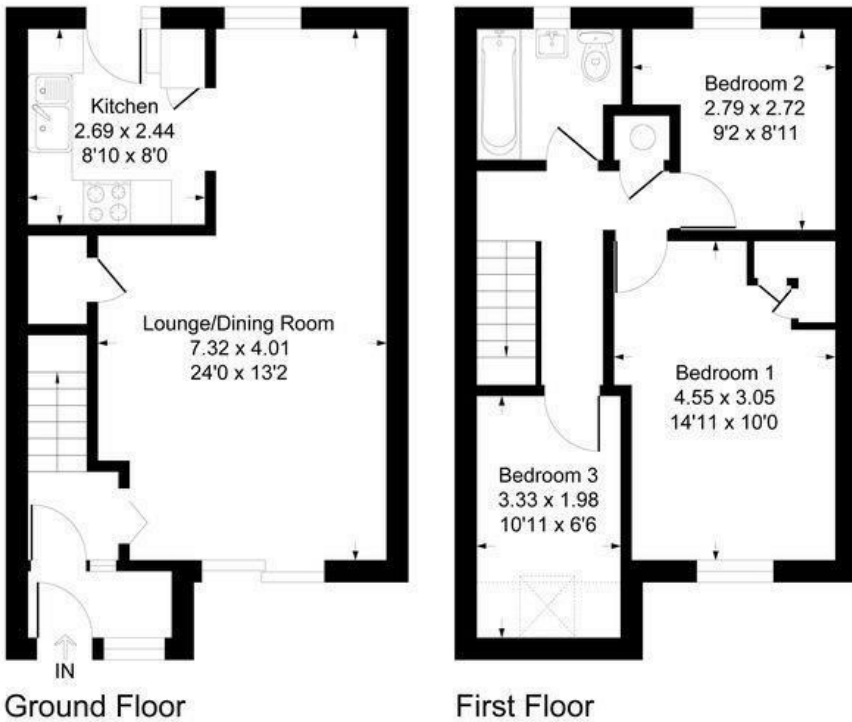


Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) <b>A</b>	82
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) <b>A</b>	C
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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