



14 CROFT LANE, SEAFORD, EAST SUSSEX, BN25 1SA

£330,000

A charming end terrace cottage situated in this extremely convenient position just off Seaford town centre, close to the Crouch Gardens and within easy reach of bus routes and all amenities.

The property offers good size accommodation including a sitting room and spacious dining room on the ground floor. There is also a kitchen, laundry area and a separate W.C.

On the first floor there are two bedrooms, and a spacious shower room. The main bedroom has a good sized storage/wardrobe space.

There is an attractive 30ft long landscaped rear garden which captures a lot of the morning sun and is enclosed by a feature flint stone wall. There is also a wall enclosed paved front garden.

Further benefits include gas central heating, uPVC double glazed windows and external doors.

- CHARACTER COTTAGE
- CONVENIENT TOWN CENTRE LOCATION
- TWO BEDROOMS
- SITTING ROOM
- DINING ROOM
- BATHROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- LANDSCAPED 30FT REAR GARDEN
- NO ONWARD CHAIN





Ground Floor

Composite entrance door to:

ENTRANCE HALL

Under stairs storage cupboard. Archways to dining room and sitting room. Stairs to first floor landing.

SITTING ROOM

Gas coal effect fire with surround (not tested). Two radiators. Double glazed bay window to front.

DINING ROOM

Double glazed window to side. Radiator. Step to: KITCHEN

Fitted range of base and wall mounted cupboards. Work surface extending to incorporate sink unit four ring gas hob with oven beneath and cooker hood above. Tiled flooring. Double glazed window to the side. Double doors to laundry area. Space for washing machine. Wall mounted gas fired boiler. Door to rear garden.

SEPERATE W.C.

Low suite W.C. Double glazed rear window. Radiator.



First Floor

LANDING

Double glazed window to side. Radiator. Hatch to loft.

BEDROOM ONE

Double glazed window to front. Radiator. Recessed store cupboard.

BEDROOM TWO

Double glazed window to rear. Radiator

SHOWER ROOM

Shower cubicle. Low suite W.C. Pedestal wash basin. Part tiled walls. Double glazed window to rear. Heated towel rail.

Outside

FRONT GARDEN

Wall enclosed. Mainly paved to front and side.

REAR GARDEN

Wall enclosed. Part landscaped with paved patio. Decorative wrought iron archway. Brick built retaining wall with steps to centre pathway and gravel area. Mature shrubs.



COUNCIL TAX BAND

Local Authority: Lewes District
Council. Tax Band: B

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating E.
Environmental Impact Rating E.

DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

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