



10 BADGERS COPSE, SEAFORD, EAST SUSSEX, BN25 4DF

£400,000

An attractive three bedroom detached house built in the mid 1980's, situated on the eastern side of Seaford, about a mile and a half from the town centre and railway station and conveniently close to bus services operating between Eastbourne and Brighton.

Ground floor accommodation comprises entrance hall, cloakroom, sitting room and kitchen/breakfast room with doors opening out to the rear garden.

On the first floor are three good size bedrooms and a bathroom. Bedrooms one and two have the benefit of rooftop and downland views towards Seaford Head and small glimpse of the sea.

The southerly aspect rear garden is of reasonable size with paved patio, mainly laid to lawn with a variety of shrubs and also enjoying some downland views.

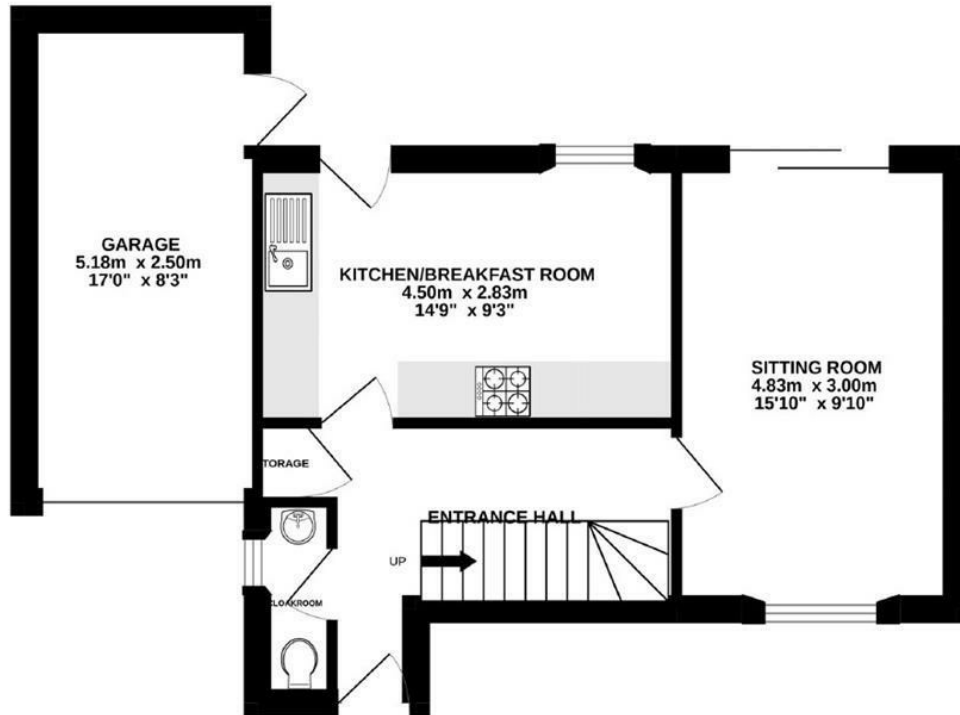
Some modernisation required. Please note whilst most rooms have fitted radiators, the vendor has advised that the boiler system is not functional and would need replacing.

No Chain

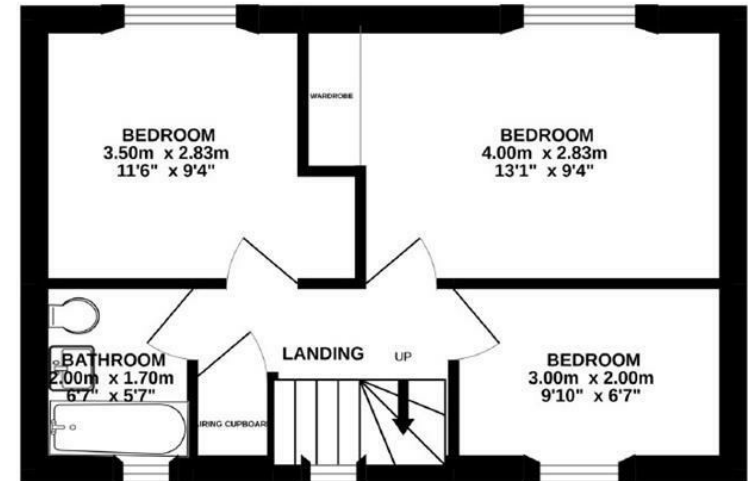
- DETACHED HOUSE
- NESTLED TOWARDS THE END OF THIS SMALL CUL DE SAC
- THREE BEDROOMS
- GROUND FLOOR CLOAKROOM
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- BATHROOM
- DOWNLAND VIEWS TOWARDS SEAFORD HEAD
- SOUTHERLY ASPECT REAR GARDEN
- OFF ROAD PARKING AND GARAGE



GROUND FLOOR
50.9 sq.m. (548 sq.ft.) approx.



1ST FLOOR
36.2 sq.m. (390 sq.ft.) approx.



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TOTAL FLOOR AREA : 87.1 sq.m. (937 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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COUNCIL TAX BAND

Local Authority: Lewes Distict Council
Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: F



DISCLAIMER

Money Laundering Regulations 2017: 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.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004