



3 CHICHESTER ROAD, SEAFORD, EAST SUSSEX, BN25 2DJ

£375,000

A charming detached house situated central to Seaford town, railway station and beach. The Salts Recreation park is also within easy reach. The property is set back from the road, slightly elevated, with attractive front garden and a garage with parking.

The ground floor accommodation comprises; entrance hall, lounge, dining room, kitchen, utility room and a cloakroom. From the dining room there is access onto the rear patio and attractive rear garden.

There are three bedrooms on the first floor, all with some form of wardrobe/storage facility. There is also a shower room.

The rear garden has good variety of patios and lawn, together with a summerhouse and two useful sheds.

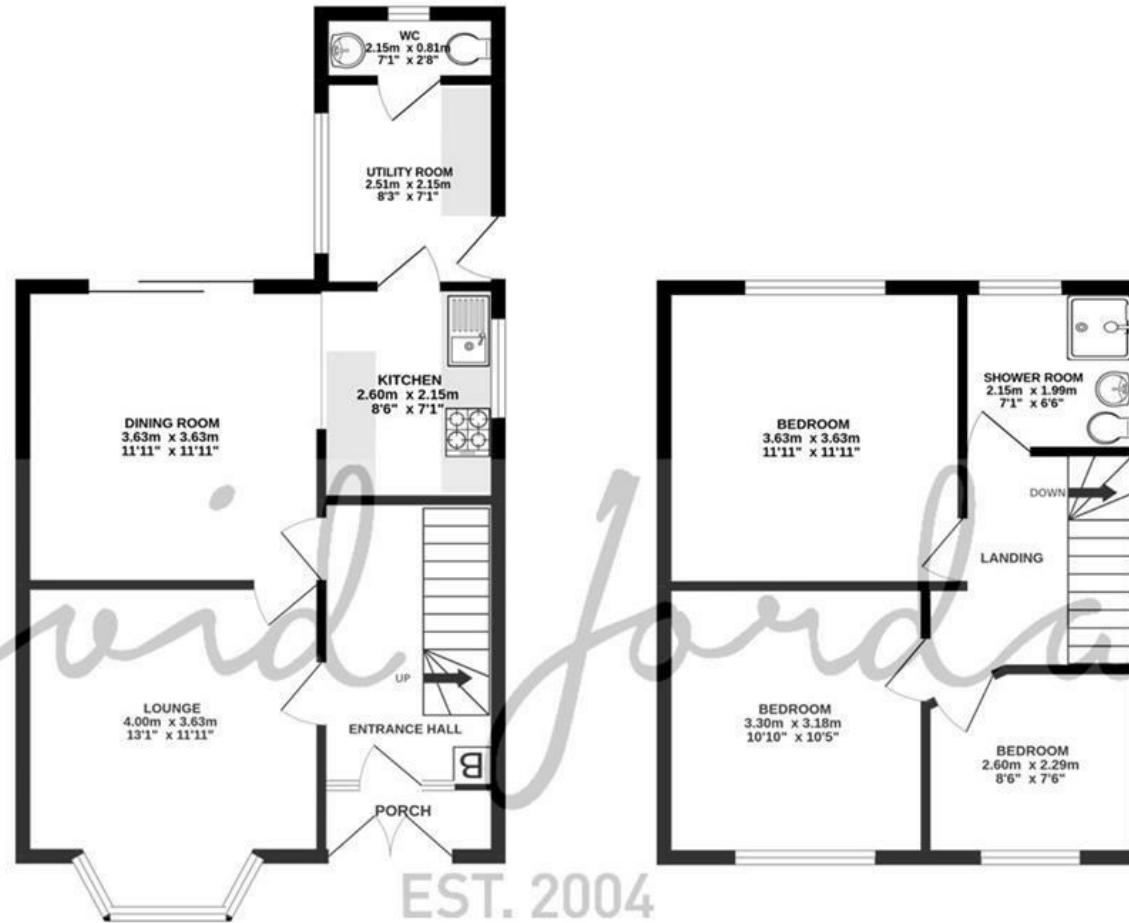
The property is offered for sale with vacant possession and no onward chain.

- CHARMING DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN WITH ADJOINING UTILITY ROOM AND CLOAKROOM
- GAS CENTRAL HEATING
- GOOD SIZE FRONT & REAR GARDENS
- GARAGE AND PARKING
- VACANT POSSESSION
- MAJORITY UPVC DOUBLE GLAZED
- NO ONWARD CHAIN



GROUND FLOOR
48.4 sq.m. (521 sq.ft.) approx.

1ST FLOOR
40.0 sq.m. (431 sq.ft.) approx.



EST. 2004

3 CHICHESTER ROAD SEAFORD

TOTAL FLOOR AREA: 88.5 sq.m. (953 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 District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



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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