



41 NORTH WAY, SEAFORD, BN25 3HP

£390,000

A detached bungalow backing west in this popular residential location and in need of updating. Cradle Hill County Primary School is situated close by with Seaford town centre situated within one and half miles having a range of shopping facilities and railway station with routes to Brighton, Lewes and London.

Accommodation comprises; entrance lobby with convenient access to a cloakroom. The lounge/diner is to the front of the property with a bay fronted window having a pleasant viewpoint towards The Ridings and neighbouring properties. There are two double bedrooms situated at the rear of the bungalow, together with a bathroom.

The property is nicely set back from the road with drive in for vehicles and detached garage.

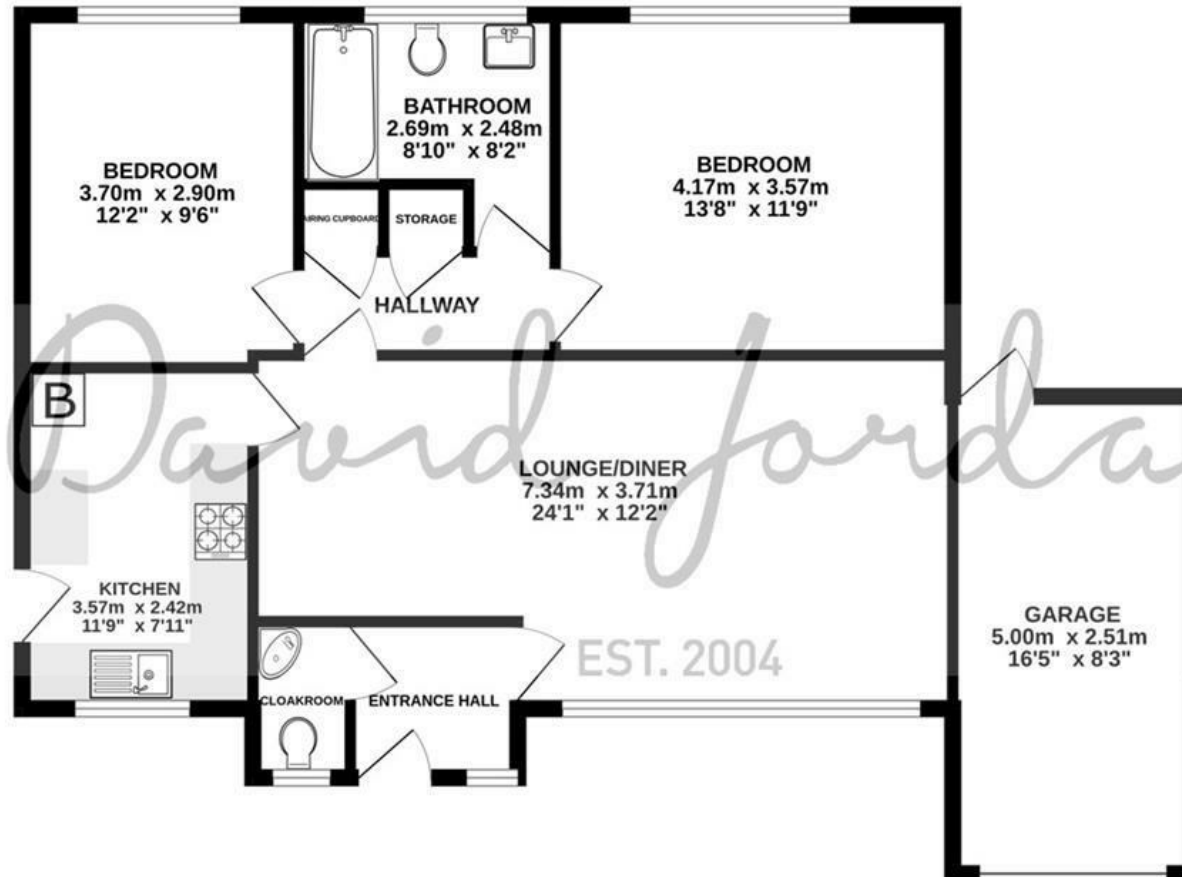
The rear garden is of a good size with much potential.

Vacant possession with no onward chain.

- DETACHED BUNGALOW BACKING WEST
- GOOD SIZE REAR GARDEN
- TWO DOUBLE BEDROOMS
- KITCHEN
- LOUNGE/DINER WITH BAY FRONTED WINDOW
- BATHROOM
- GARAGE AND PARKING
- GAS FIRED BOILER WITH RADIATORS
- VACANT POSSESSION
- IN NEED OF UPDATING



GROUND FLOOR
85.6 sq.m. (921 sq.ft.) approx.



41 NORTH WAY SEAFORD

TOTAL FLOOR AREA : 85.6 sq.m. (921 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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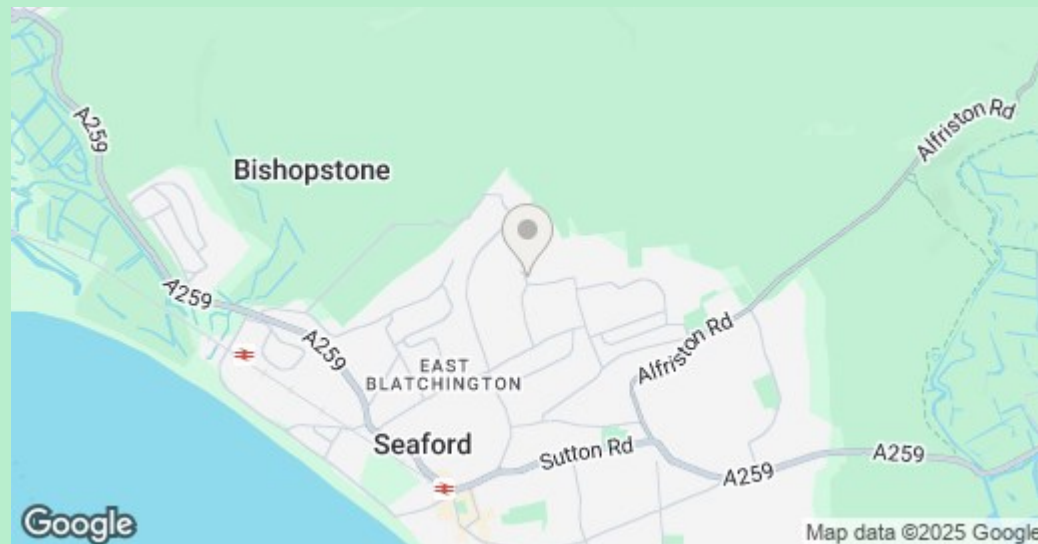
COUNCIL TAX BAND

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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EST. 2004