



21 SHERWOOD ROAD, SEAFORD, EAST SUSSEX, BN25 3EH

£425,000

A spacious three bedroom semi-detached property conveniently situated in the favoured East Blatchington area of Seaford. The town centre and mainline railway station are about a third of a mile distant and Seaford County and Cradle Hill primary schools are also within easy reach.

The property provides generous-sized ground floor family living, including a dining room to the front, large living space, kitchen and conservatory to the rear, which overlooks the rear garden.

There is a brick paved driveway at street level and steps leading down to the entrance of the property. A gate to the side provides access to the lean-to which leads into the conservatory.

To the rear, there is a low maintenance garden, which is tiered and enjoys a southerly aspect. There is a lawn area, patio, greenhouse and workshop.

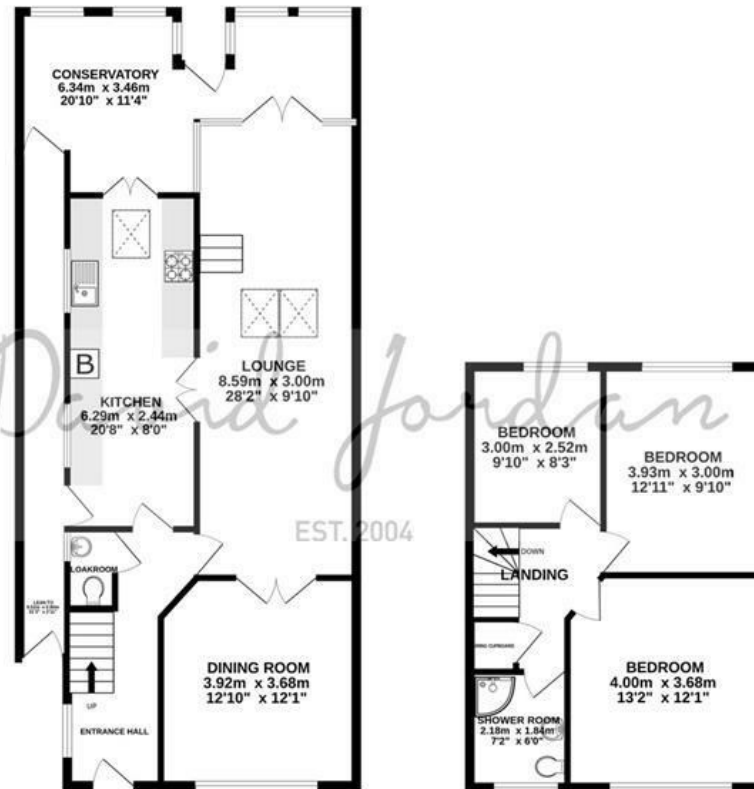
Further benefits include gas central heating, uPVC double glazing and solar panels.

- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- FAVOURED LOCATION
- EXTENDED LIVING AREA
- SEPARATE DINING ROOM
- DOWNSTAIRS CLOAKROOM
- LARGE CONSERVATORY
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING FOR TWO VEHICLES
- LOCATED NEAR TO BUS STOPS AND SEAFORD TOWN CENTRE



GROUND FLOOR  
89.3 sq.m. (961 sq.ft.) approx.

1ST FLOOR  
43.8 sq.m. (471 sq.ft.) approx.



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TOTAL FLOOR AREA: 133.1 sq.m. (1433 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: C

## 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