



2 SANDORE CLOSE, SEAFORD, EAST SUSSEX, BN25 3PS

£650,000

An attractive and well presented three bedroom detached house, situated in this extremely convenient and popular location just north of the A259 main road, close to Leisure Centre, parade of shops and bus routes. Seaford town centre is approximately one mile distant, whilst local primary and secondary schools are within easy reach.

The accommodation comprises good size reception hall, double aspect fully fitted kitchen and dining room area with bi-folding doors to patio and garden. There is also a separate dual aspect living room. The ground floor also has the benefit of a cloakroom and utility room which has access to the double garage.

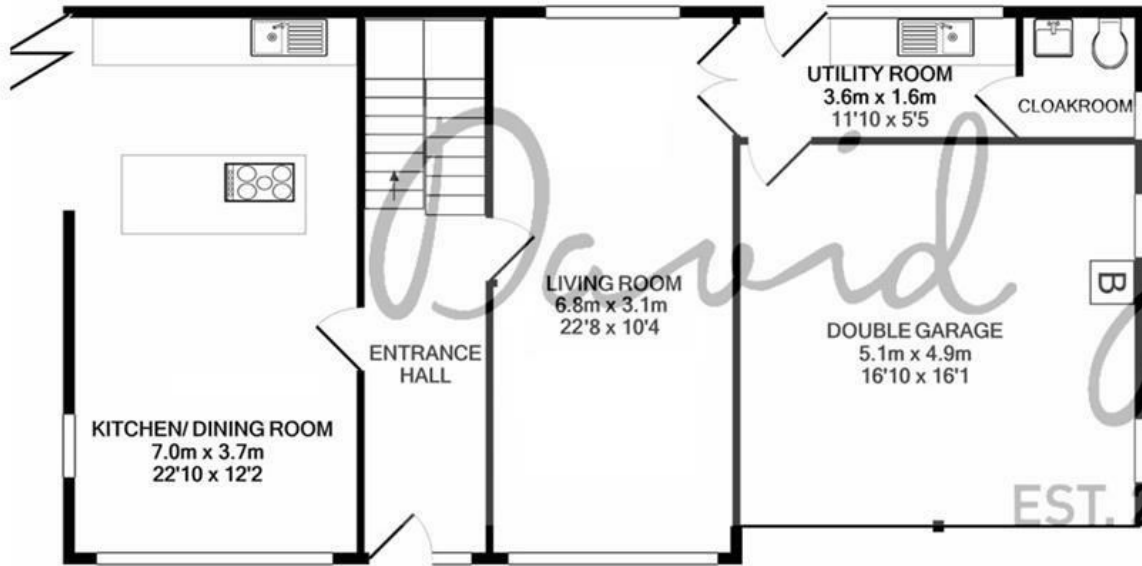
On the first floor are three double bedrooms, refitted spacious bathroom and en-suite shower room to master bedroom.

The recently installed resin driveway, affords off-road parking for several vehicles and leads to the attached double garage. There is a gate to the side of the house leads to the southerly aspect, secluded and level rear garden.

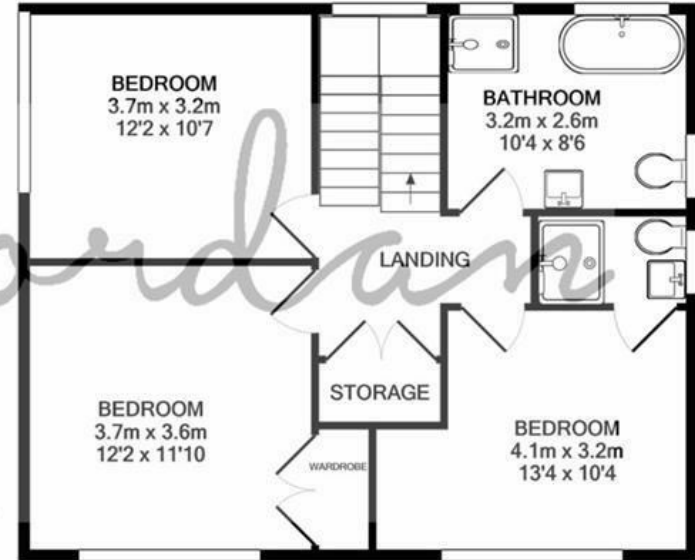
Further benefits installed gas central heating and the windows are Upvc double glazed units.

- SPACIOUS DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- DUAL ASPECT LIVING ROOM
- UTILITY ROOM
- FAVOURED LOCATION
- QUIET CUL-DE-SAC
- PODPOINT EV CAR CHARGER
- RECENTLY INSTALLED RESIN DRIVEWAY LEADING TO THE ATTACHED DOUBLE GARAGE
- SOUTHERLY ASPECT REAR GARDEN WITH GLASS VERANDA





GROUND FLOOR
APPROX. FLOOR
AREA 92.6 SQ.M.
(997 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 59.0 SQ.M.
(635 SQ.FT.)

2 SANDORE CLOSE SEAFORD
TOTAL APPROX. FLOOR AREA 151.6 SQ.M. (1632 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C

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