



2 ASH DRIVE, SEAFORD, EAST SUSSEX, BN25 4BU

£600,000

An attractive detached family home situated in a popular location on the outskirts of Seaford, close to the South Downs National Park offering delightful walks along the river towards Cuckmere Haven, the Seven Sisters and Friston Forest.

Seaford Town centre and mainline railway station are approximately one and a half miles distant, whilst the A259 with bus services operating between Eastbourne and Brighton, is conveniently close-by.

The property was constructed in the mid 1970s and offers well planned accommodation comprising four, first floor bedrooms together with en-suite shower room and family bathroom. The ground floor has an extended sitting room overlooking the rear garden, kitchen/breakfast room, separate dining room and cloakroom.

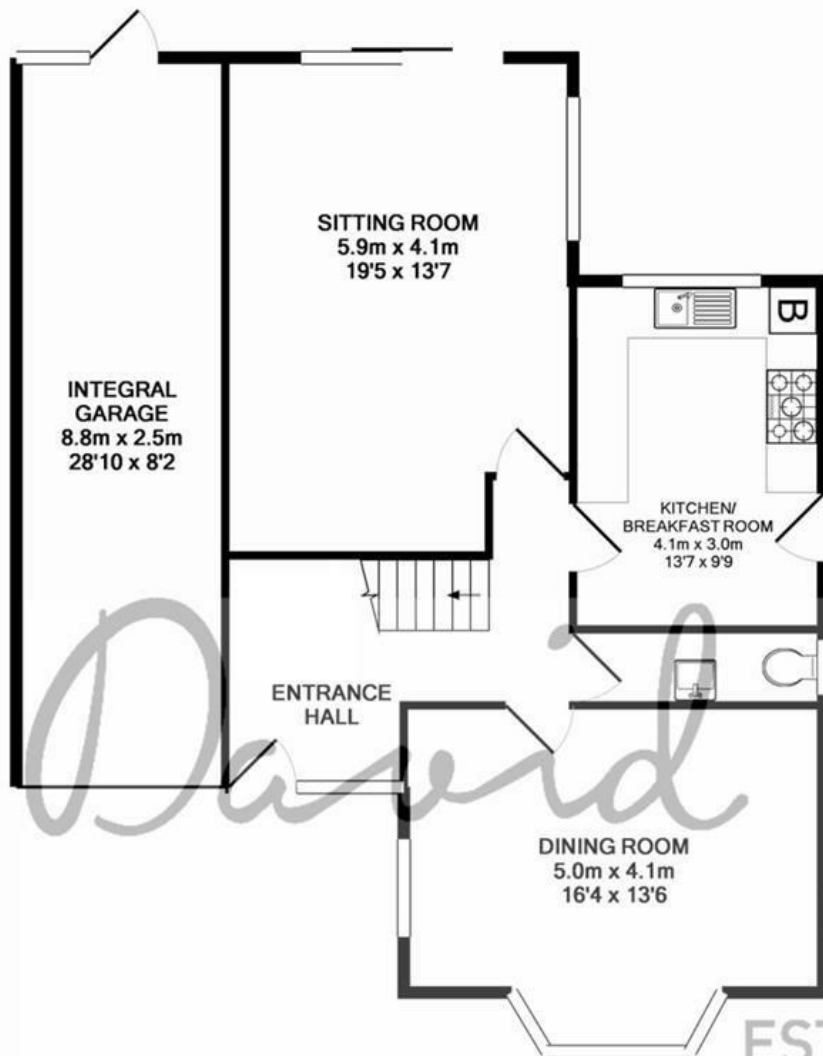
The attractive south west facing rear garden also extends to the side and has the benefit of a paved terrace adjoining the property and paved path from side access gate.

The integral tandem style double garage is approached via brick paved driveway offering parking for two vehicles.

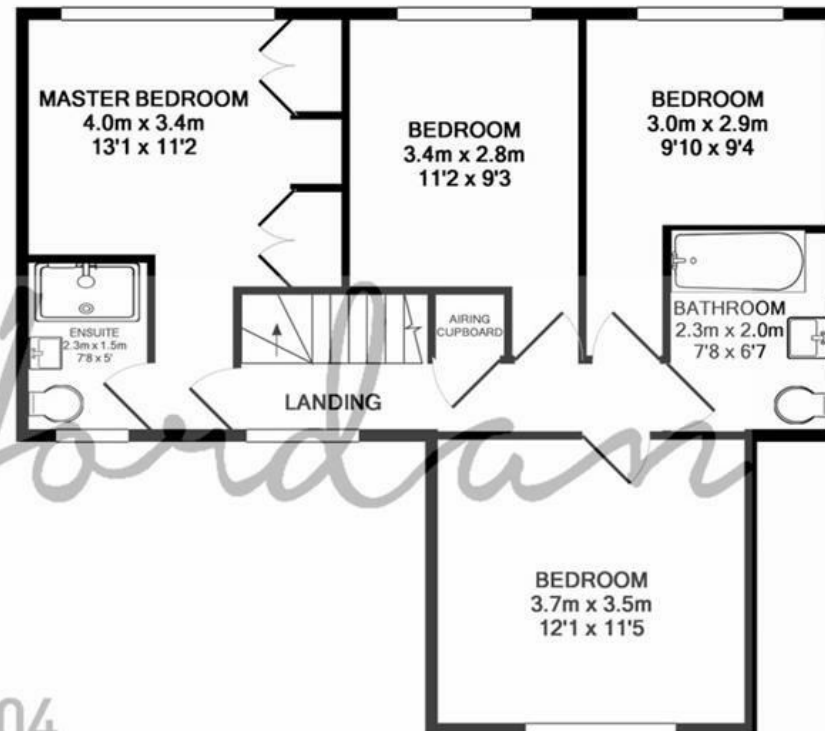
Additional features include Upvc double glazing and gas central heating with recently installed boiler.

- DETACHED HOUSE WITH FOUR DOUBLE BEDROOMS
- NEAR TO BUS SERVICES AND SCHOOLS
- GOOD SIZED WESTERLY ASPECT REAR GARDEN
- KITCHEN/BREAKFAST ROOM
- EXTENDED SITTING ROOM AND SEPARATE DINING ROOM
- INTEGRAL GARAGE/WORKSHOP
- DOUBLE GLAZED WINDOWS AND DOORS
- FAMILY BATHROOM, EN-SUITE SHOWER ROOM AND CLOAKROOM
- GAS FIRED CENTRAL HEATING WITH BOILER INSTALLED OCTOBER 2023
- NO ONWARD CHAIN





GROUND FLOOR
 APPROX. FLOOR
 AREA 88.7 SQ.M.
 (955 SQ.FT.)



1ST FLOOR
 APPROX. FLOOR
 AREA 61.6 SQ.M.
 (663 SQ.FT.)

EST. 2004

2 ASH DRIVE SEAFORD
 TOTAL APPROX. FLOOR AREA 150.3 SQ.M. (1618 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: F

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