



27 NORMANSAL PARK AVENUE, SEAFORD, EAST SUSSEX, BN25 3QX

£425,000

An attractive and well presented three bedroom semi-detached house, situated in a sought after location opposite green and close to countryside and downland walks. Cradle Hill primary school, local shops in Lexden Road and bus routes close by. Seaford town centre and railway stations are approximately one mile distant.

The accommodation is well maintained and consists of a fitted kitchen/breakfast room, lounge/diner with sliding doors to a uPVC double glazed conservatory, three bedrooms, with the main bedroom having the benefit of having an en-suite shower room, family bathroom.

Further benefits from uPVC double glazing, attractive landscaped rear garden, garage and off road parking.

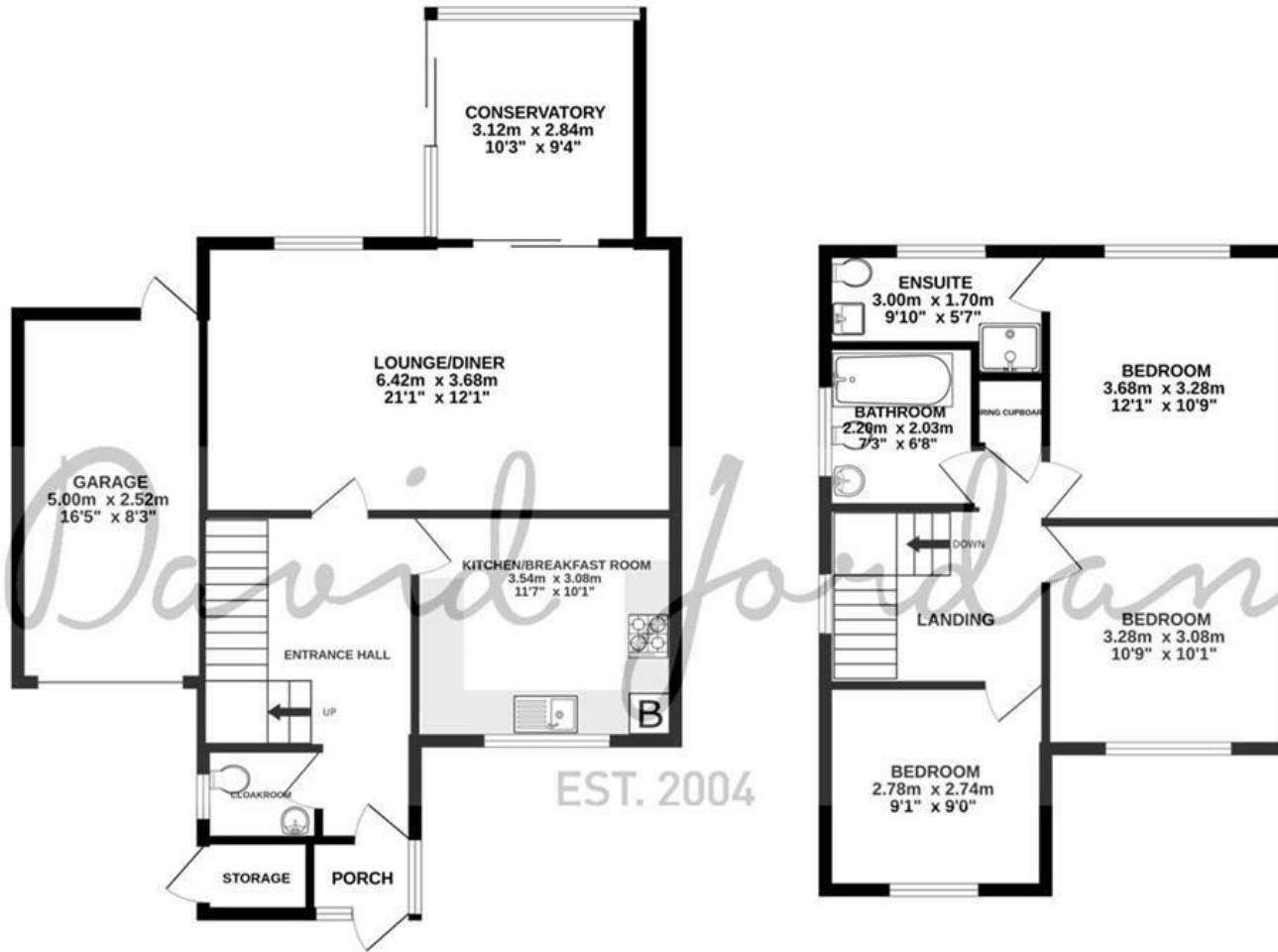
An internal inspection is advised to appreciate the accommodation on offer.

- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- CLOSE TO LOCAL PRIMARY SCHOOL, SHOP AND LOCAL BUS ROUTES
- GOOD-SIZE LOUNGE DINER
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- DOWNSTAIRS CLOAKROOM
- PLEASANT REAR GARDEN
- SINGLE GARAGE WITH OFF ROAD PARKING IN FRONT



GROUND FLOOR
71.6 sq.m. (771 sq.ft.) approx.

1ST FLOOR
48.2 sq.m. (518 sq.ft.) approx.



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TOTAL FLOOR AREA : 119.8 sq.m. (1289 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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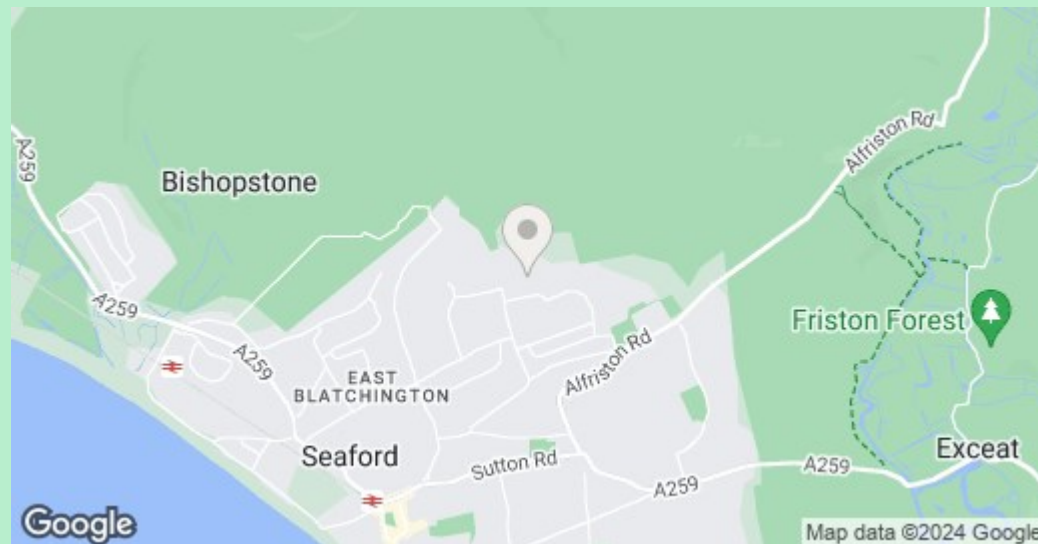
COUNCIL TAX BAND

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