



42 SEAFIELD CLOSE, SEAFORD, EAST SUSSEX, BN25 3JR

£325,000

An opportunity to purchase this very well-presented mid terrace house, situated in this popular location just off the Alfriston Road, close to primary schools, a parade of local shops and bus routes. Seaford town centre and mainline railway station are approximately one and a quarter miles distant.

The property has been fully modernised throughout and consists of kitchen/living room, two double bedrooms, study and well-fitted shower room.

The front garden is paved, and there is a shared side access leading to the rear garden. The westerly aspect rear garden is a generous size and is low maintenance, as it is laid to patio and astroturf. There is also a large timber shed and fire pit area.

Further benefits include gas central heating, double glazing and is being sold with no onward chain.

- TWO DOUBLE BEDROOMS AND A STUDY
- TERRACED HOUSE
- VERY WELL-PRESENTED
- OPEN-PLAN LIVING KITCHEN/LIVING ROOM
- BATHROOM
- CLOSE TO LOCAL SCHOOLS, BUS ROUTE AND SHOPS.
- GENEROUS SIZED WESTERLEY ASPECT REAR GARDEN
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- NO ONWARD CHAIN
- GAS CENTRAL HEATING AND DOUBLE GLAZING



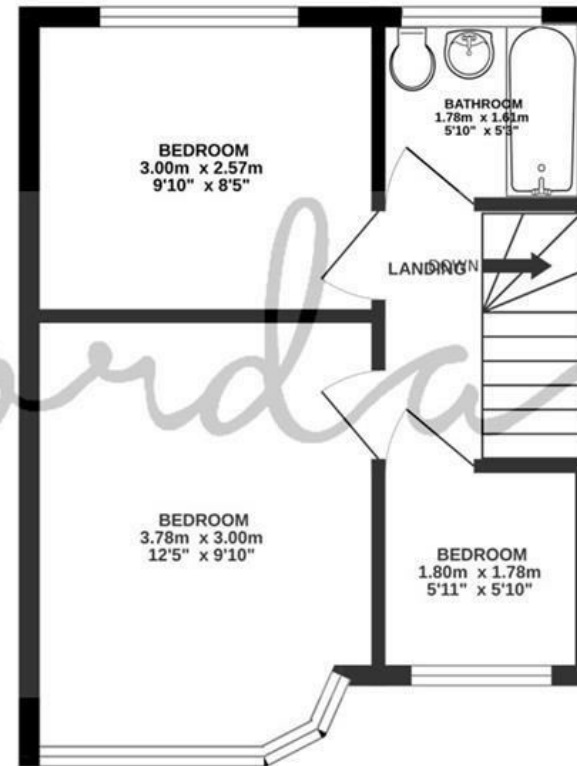
GROUND FLOOR
29.4 sq.m. (316 sq.ft.) approx.



OPEN PLAN KITCHEN/LIVING ROOM
6.46m x 4.80m
21'2" x 15'9"

UP

1ST FLOOR
28.7 sq.m. (309 sq.ft.) approx.



BEDROOM
3.00m x 2.57m
9'10" x 8'5"

BATHROOM
1.78m x 1.61m
5'10" x 5'3"

LANDING

BEDROOM
3.78m x 3.00m
12'5" x 9'10"

BEDROOM
1.80m x 1.78m
5'11" x 5'10"

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TOTAL FLOOR AREA : 58.1 sq.m. (626 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: 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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