



21 STAFFORD ROAD, SEAFORD, EAST SUSSEX, BN25 1UE

£415,000



An opportunity to acquire this 1930's semi-detached home, situated in an extremely convenient location, within easy walking distance of Seaford town centre, mainline railway station, Seaford seafront, and bus routes between Brighton to Eastbourne.

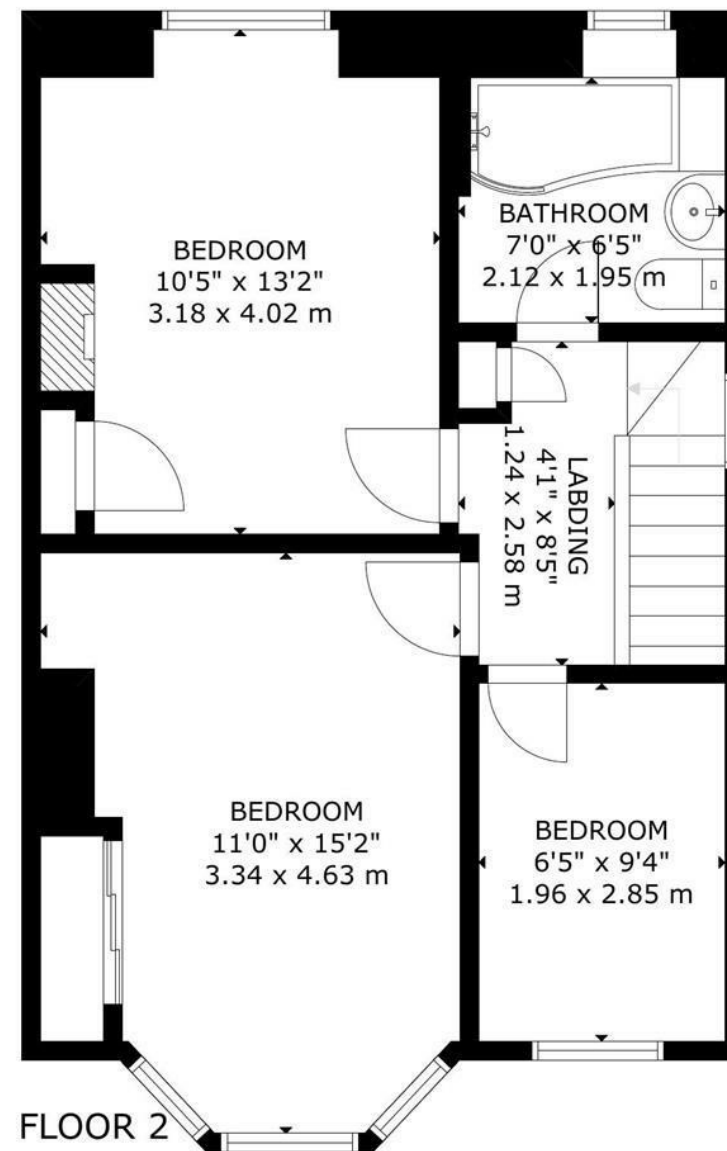
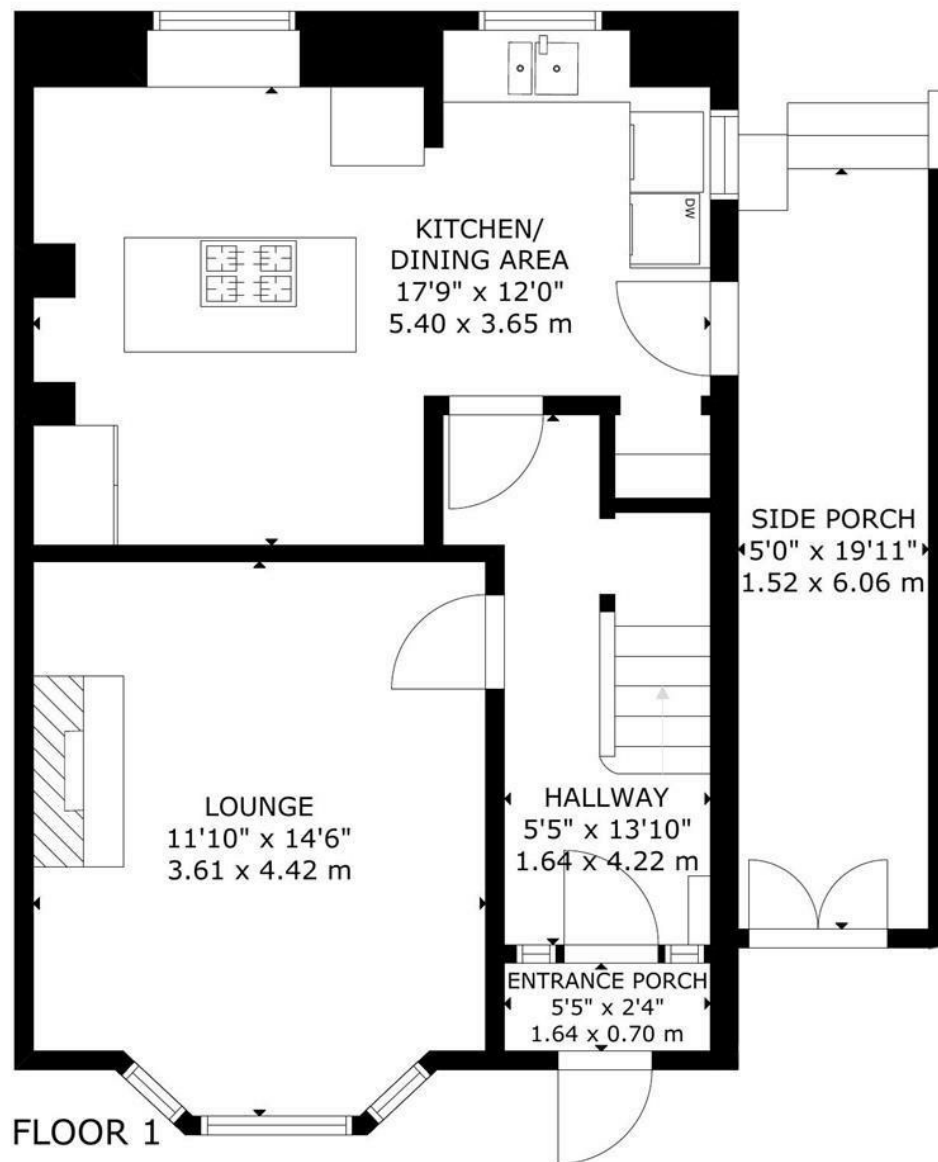
The property offers spacious family accommodation and comprises of three bedrooms, family bathroom, open-plan kitchen diner, lounge, side porch & cellar.

The front provides off road parking for two vehicles and provides access down the side to the rear garden. The spacious rear garden is mainly laid to lawn with decking area.

The property has the benefit of majority uPVC double glazing and gas central heating. An early viewing is highly recommended to appreciate the level of accommodation on offer.

- THREE BEDROOM SEMI DETACHED HOUSE
- EXTREMELY CONVENIENT LOCATION, WITHIN EASY WALKING DISTANCE OF SEAFORD TOWN CENTRE, MAINLINE RAILWAY STATION
- KITCHEN DINER
- LOUNGE WITH WOOD BURNING STOVE
- FAMILY BATHROOM
- OFF ROAD PARKING FOR TWO VEHICLES
- REAR GARDEN MAINLY LAID TO LAWN WITH PATIO AND DECKED AREA
- CELLAR
- SIDE PORCH
- MAJORITY DOUBLE GLAZED AND GAS CENTRAL HEATING





GROSS INTERNAL AREA  
TOTAL: 88 m<sup>2</sup>/945 sq.ft  
FLOOR 1: 44 m<sup>2</sup>/470 sq.ft, FLOOR 2: 44 m<sup>2</sup>/475 sq.ft  
EXCLUDED AREA: PORCH: 11 m<sup>2</sup>/114 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





## 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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*David Jordan*

EST. 2004