



63 SALTWOOD ROAD, SEAFORD, EAST SUSSEX, BN25 3SS

£340,000

A three bedroom terraced house, situated in the popular Chyngton area, conveniently close to local primary school, shops, bus routes and recreation park.

Seaford town centre, mainline railway station and sea front are approximately one and a half miles distant.

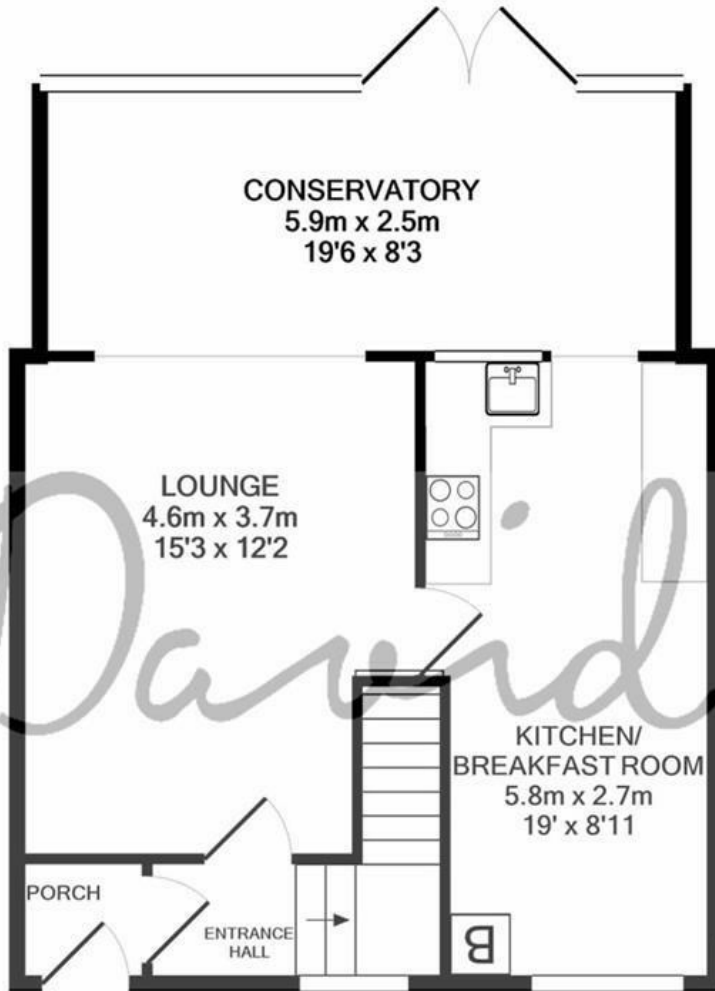
Ground floor accommodation comprises entrance hall, lounge and kitchen/breakfast room and conservatory. There are three bedrooms and bathroom on the first floor.

The attractive rear garden is approximately thirty feet in length and is mainly laid to lawn and enjoys a south westerly aspect.

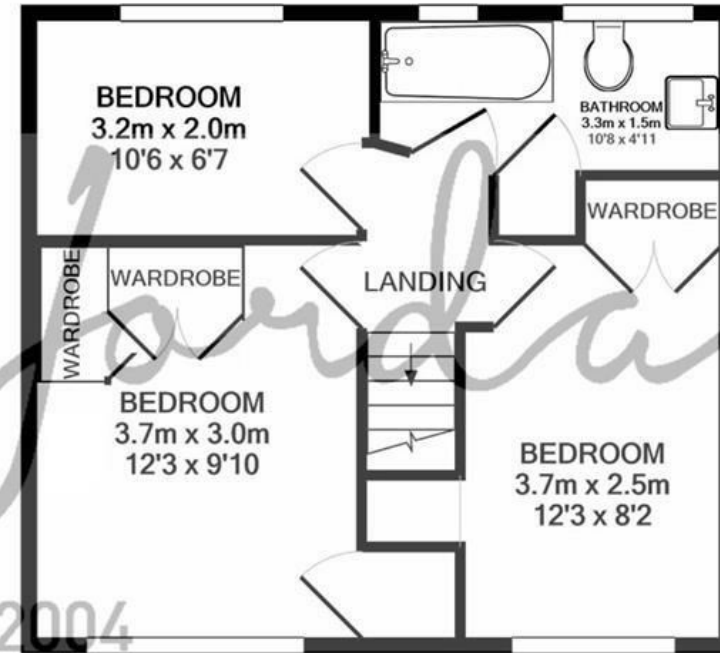
The property further benefits from uPVC double, and triple glazed windows, off road parking for two vehicles at the front and the property will also be sold with no onward chain.

- THREE BEDROOMS
- MID TERRACE HOUSE
- OFF ROAD PARKING FOR TWO VEHICLES
- KITCHEN/DINER
- CONSERVATORY
- FAMILY BATHROOM
- CLOSE TO LOCAL PRIMARY SCHOOL, RECREATION PARK AND SHOP
- SOUTH WESTERLY ASPECT REAR GARDEN
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- AIR SOURCED HEAT PUMP





GROUND FLOOR
APPROX. FLOOR
AREA 52.3 SQ.M.
(563 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.6 SQ.M.
(405 SQ.FT.)

63 SALTWOOD ROAD SEAFORD
TOTAL APPROX. FLOOR AREA 89.9 SQ.M. (967 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



COUNCIL TAX BAND

Local Authority:

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating:



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