



58 CARLTON ROAD, SEAFORD, EAST SUSSEX, BN25 2LS

£400,000

A detached house situated in an elevated position within this small cluster of properties just off Carlton Road, within one mile of Seaford town centre, railway station, shopping amenities and the beach.

Accommodation is arranged over two floors.

The ground floor has a cloakroom, kitchen and convenient under stairs storage cupboard. The lounge/diner enjoys rooftop views across Princess Drive and neighbouring properties.

The first floor has three bedrooms with wardrobe cupboards, bathroom and separate cloakroom. Notably, the third bedroom has direct access onto a mature garden and patio enjoying a south easterly aspect.

The garden enjoys a good degree of privacy with established hedgerow and two timber sheds and convenient access to the front elevation.

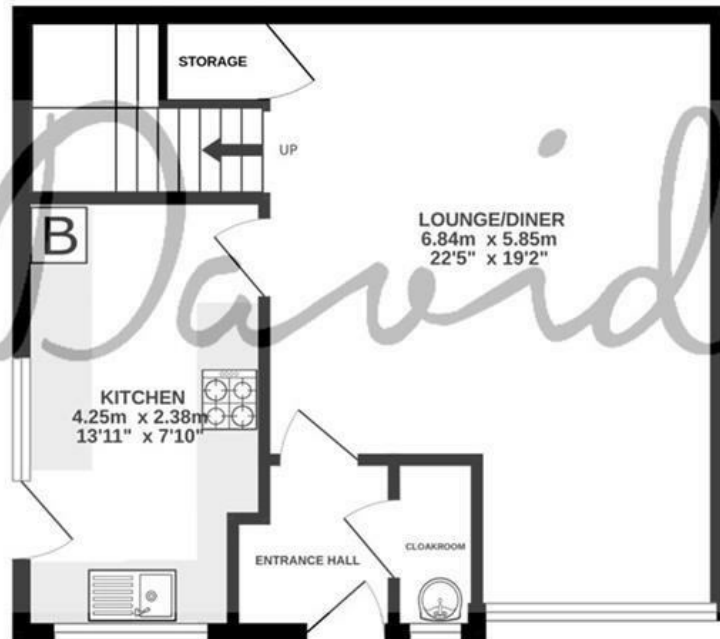
The garage is situated adjacent to Carlton Road, marked number 58 in a compound of three garages.

The property is available with no onward chain and vacant possession.

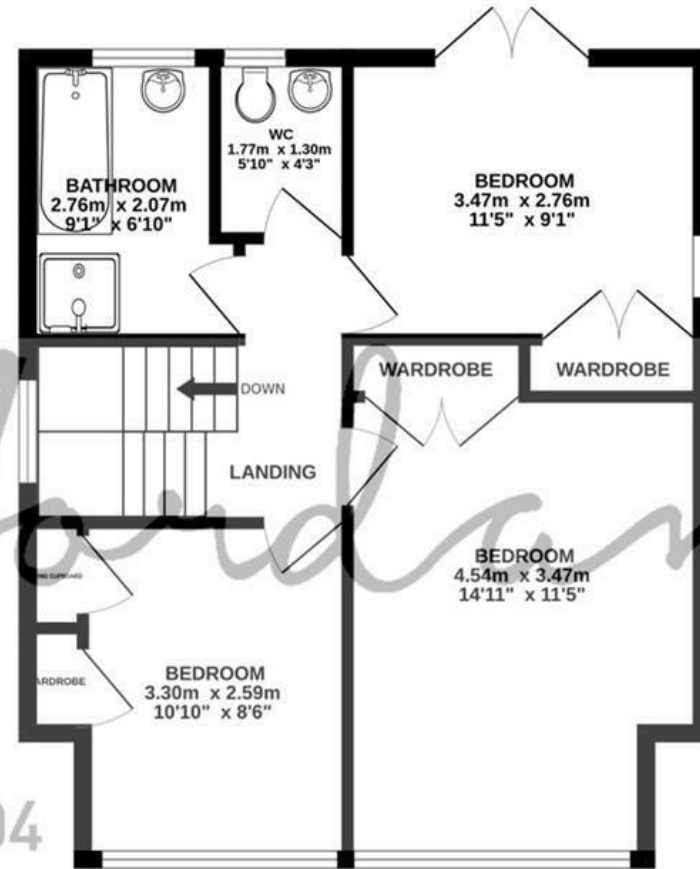
- DETACHED HOUSE
- THREE DOUBLE BEDROOMS WITH WARDROBES
- LOUNGE/DINER
- KITCHEN
- BATHROOM WITH SHOWER
- SEPARATE CLOAKROOM
- UPVC DOUBLE GLAZED
- PRIVATE REAR GARDEN
- GARAGE IN COMPOUND
- VACANT POSSESSION WITH NO CHAIN



GROUND FLOOR
40.9 sq.m. (440 sq.ft.) approx.



1ST FLOOR
50.5 sq.m. (544 sq.ft.) approx.



EST. 2004

58 CARLTON ROAD SEAFORD

TOTAL FLOOR AREA : 91.4 sq.m. (984 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 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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