



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

£475,000

An Edwardian semi-detached residence arranged over four floors and situated close to the town centre, railway station with services operating to London and Brighton via Lewes. Seaford Town centre has wide range of Cafes bars/restaurants. Seaford Beach is also conveniently nearby. There are two well respective golf courses within one mile distance.

This substantial property is arranged over four floors, consisting of four double bedrooms, open lounge/dining room, Kitchen/breakfast room, study and utility room.

Whilst the property is in need of modernising throughout, some of the original features remain including cast iron fireplaces, high level ceilings, attractive cornice and ceiling rose.

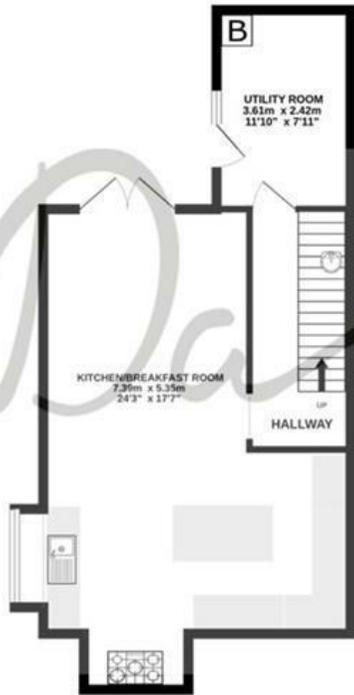
To the front of the property, there is suitable space for vehicles to park and to the rear of the property there is the potential to create an established and attractive garden.

The house might attract either an investment purchase or would maybe suit multi living arrangements given the versatile accommodation on offer.

- FOUR STORY EDWARDIAN SEMI-DETACHED RESIDENCE
- FOUR DOUBLE BEDROOMS
- LOUNGE/DINING ROOM, STUDY, KITCHEN/BREAKFAST ROOM AND UTILITY ROOM
- LOCATED CLOSE TO SEAFORD TOWN CENTRE, RAILWAY STATION AND BUS SERVICES BETWEEN BRIGHTON AND EASTBOURNE
- IN NEED OF MODERNISATION
- OFF ROAD PARKING
- NORTH WESTERLY ASPECT REAR GARDEN
- GAS CENTRAL HEATING



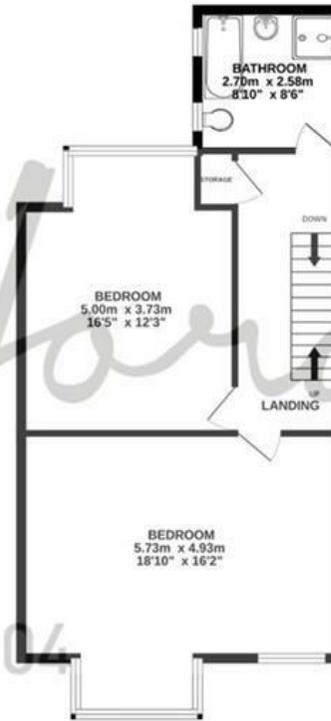
LOWER GROUND FLOOR
52.8 sq.m. (569 sq ft.) approx.



GROUND FLOOR
55.3 sq.m. (596 sq ft.) approx.



FIRST FLOOR
59.6 sq.m. (641 sq ft.) approx.



SECOND FLOOR
52.6 sq.m. (567 sq ft.) approx.



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TOTAL FLOOR AREA : 220.4 sq.m. (2372 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: E

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