



35 BARN CLOSE, SEAFORD, EAST SUSSEX, BN25 3EW

£325,000

A well-presented and maintained two bedroom semi-detached house, located in this popular location about one-and-a-half miles to the north east of Seaford town centre and railway station. Two primary schools, bus routes, local shops and downs walks are all within easy reach.

The property offers light and airy accommodation with the ground floor comprising entrance porch, well-presented kitchen and a lounge/diner. The first floor has two double bedrooms and bathroom.

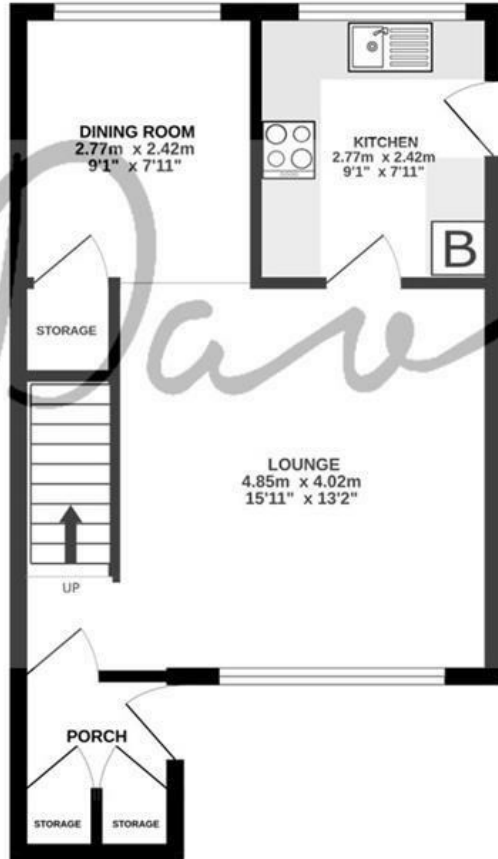
The rear garden is mainly laid to lawn with paved patio. To the front of the property there is a garage with electric up and over door, off road parking and a pleasant lawn area.

An early inspection is advised to appreciate the accommodation on offer.

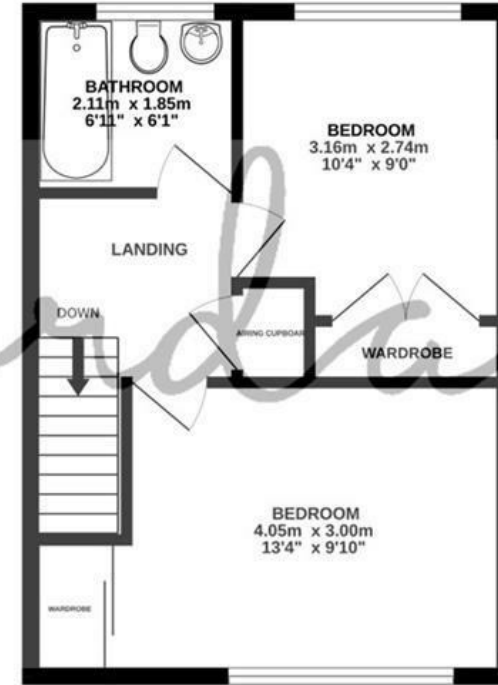
- TWO DOUBLE BEDROOMS  
SEMI DETACHED HOUSE
- SITUATED IN A QUIET CUL-  
DE-SAC CLOSE TO  
FARMLAND
- CRADLE HILL SCHOOL AND  
LOCAL SHOP NEARBY
- LOUNGE/DINER
- KITCHEN
- MODERN BATHROOM
- OFF ROAD PARKING AND  
GARAGE
- LOW MAINTENANCE REAR  
GARDEN
- GAS CENTRAL HEATING AND  
DOUBLE GLAZED
- VENDOR SUITED



GROUND FLOOR  
49.5 sq.m. (533 sq.ft.) approx.



1ST FLOOR  
32.9 sq.m. (354 sq.ft.) approx.



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TOTAL FLOOR AREA : 82.5 sq.m. (888 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: 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