



62 CHICHESTER ROAD, SEAFORD, EAST SUSSEX, BN25 2DT

£375,000

A characterful three-bedroom semi-detached house conveniently located within a quarter of a mile of the town centre of Seaford, railway station and bus routes connecting Brighton and Eastbourne. It is approximately half a mile from the seafront and the 'Salts' recreation ground and less than a quarter of a mile of Seaford Primary School.

The ground floor accommodation comprises; entrance hall with shower enclosure, cloakroom, sitting room, kitchen / breakfast room and conservatory with access onto the rear gardens.

On the first floor there are three bedrooms and a bathroom.

The property is being sold with no onward chain, subject to grant of probate and further benefiting from gas fired central heating.

- THREE BEDROOM
- CHARACTER SEMI-DETACHED HOUSE
- BATHROOM, SHOWER IN BEDROOM ONE, DOWNSTAIRS SHOWER AND CLOAKROOM
- KITCHEN / BREAKFAST ROOM
- SITTING ROOM AND CONSERVATORY
- LOCATED WITHIN A QUARTER OF A MILE OF THE TOWN CENTRE OF SEAFORD, RAILWAY STATION AND BUS ROUTES CONNECTING BRIGHTON AND EASTBOURNE
- GAS FIRED CENTRAL HEATING
- VACANT POSSESSION AND NO ONWARD CHAIN, SUBJECT TO GRANT OF PROBATE
- REAR GARDEN





Ground floor

Arched entrance door to:

HALLWAY

Radiator. Stairs to first floor. Door to shower enclosure with extractor fan.

CLOAKROOM

Close coupled wc, wash basin and wall mounted Vaillant gas fired boiler.

Radiator. Window to side.

SITTING ROOM

Windows to front. Two radiators. Decorative fire surround. Small cupboard housing electric meter and consumer unit. Door to:

CONSERVATORY

Windows and door to rear garden. Radiator.

KITCHEN/BREAKFAST ROOM

Wall and base units. Work surface with inset sink and extended to breakfast bar. Four ring gas hob with cooker hood above and electric oven beneath. Space for washing machine and under counter fridge. Integrated freezer. Vertical radiator. Window to side and rear. Door to rear.

First floor

LANDING

Window to side and store cupboard. Hatch to loft.

BEDROOM ONE

Hatch to boarded loft with Velux style window and fitted ladder. Radiator.

Shower enclosure. Store cupboard. Window overlooking rear garden.

BEDROOM TWO

Window overlooking rear garden. Over bed storage. Radiator.

BEDROOM THREE

Window to front. Radiator. Wardrobe cupboard.

BATHROOM

Panelled bath, close coupled wc, pedestal wash basin and bidet. Two windows. Velux style window and window to side. Part tiled walls.

Outside

REAR GARDEN

Paved patio and gated side access to front. Exterior integrated store with gas meter and power point. Remainder laid to lawn with fence and wall enclosed.

FRONT

Steps down from pavement to area mainly laid to shingle. Shrub and flower planting.





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