



65 SHERWOOD ROAD, SEAFORD, EAST SUSSEX, BN25 3ED

£300,000



This two bedroom semi-detached house, situated approximately half a mile from two local primary schools, further benefits from a good sized South Easterly rear garden and is being sold with vacant possession, no onward chain.

Seaford town centre and railway station with links to Eastbourne, Lewes, Brighton and London are approximately half a mile distance.

The property, which is in need of modernisation, comprises entrance hall, sitting room, two bedrooms, kitchen, dining room and family bathroom.

Further benefits include gas central heating, off road parking for several vehicles and a car port.

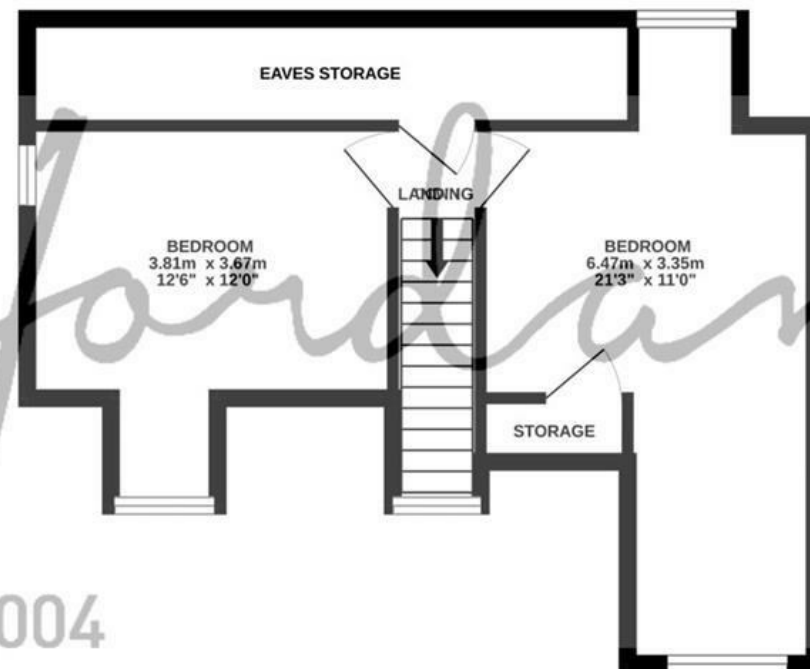
- TWO BEDROOM SEMI-DETACHED HOUSE
- VACANT POSSESSION WITH NO ONWARD CHAIN
- GOOD SIZED SOUTH EASTERLY REAR GARDEN
- KITCHEN, DINING ROOM AND SITTING ROOM
- BATHROOM WITH SHOWER ENCLOSURE
- SITUATED APPROXIMATELY HALF A MILE FROM TWO LOCAL PRIMARY SCHOOLS
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- SEAFORD TOWN CENTRE AND RAILWAY STATION WITH LINKS TO EASTBOURNE, LEWES, BRIGHTON AND LONDON ARE APPROXIMATELY HALF A MILE DISTANCE.
- GAS FIRED CENTRAL HEATING



GROUND FLOOR  
51.7 sq.m. (556 sq.ft.) approx.



1ST FLOOR  
37.3 sq.m. (402 sq.ft.) approx.



EST. 2004

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TOTAL FLOOR AREA : 89.0 sq.m. (958 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: B

## 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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