



7 CLIFF CLOSE, SEAFORD, BN25 1BN

£325,000

A two bedroom mid-terrace house conveniently situated within easy reach of local schools, Seaford Head, the seafront promenade and beach. Seaford town centre and railway station are approximately three quarters of a mile distant.

The ground floor accommodation consists of a living room leading into a spacious kitchen/dining room with patio doors opening onto the rear terraced garden. On the first floor are two double bedrooms and a modern bathroom.

The property also benefits from having gas central heating, uPVC double glazing and a single garage.

Offered for sale with vacant possession and no onward chain.

- MID TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- LIVING ROOM
- KITCHEN/DINING ROOM
- BATHROOM WITH SHOWER
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- LOW MAINTENANCE REAR GARDEN
- LOCATED CLOSE TO SEAFORD SEAFRONT
- GARAGE IN BLOCK
- QUIET CUL-DE-SAC





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GROUND FLOOR
APPROX. FLOOR
AREA 35.0 SQ.M.
(376 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 35.0 SQ.M.
(376 SQ.FT.)

7 CLIFF CLOSE SEAFORD
TOTAL APPROX. FLOOR AREA 69.9 SQ.M. (752 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



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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