



44 HINDOVER ROAD, SEAFORD, EAST SUSSEX, BN25 3NR

£350,000

An older style three bedroom mid-terrace house, situated in this popular location close to the Downs Leisure centre, bus routes and parade of shops in the Alfriston Road.

Seaford town centre, with its range of independent shops and mainline railway station, is about three quarters of a mile distant.

The well-presented accommodation comprises entrance hall, living room, an extended kitchen dining room and a shower room. The kitchen was updated in the summer of 2022, and features a range of integrated appliances.

There are three bedrooms and a cloakroom on the first floor. From the landing there is a loft opening with fitted ladder granting access to a spacious loft room.

To the front elevation is a pleasant lawn area, with pathway leading to the entrance door. The rear garden is low maintenance, as it is fully laid to patio, whilst having the benefit of a shed and storage area to rear.

The property also has the benefit of gas central heating and double glazing.

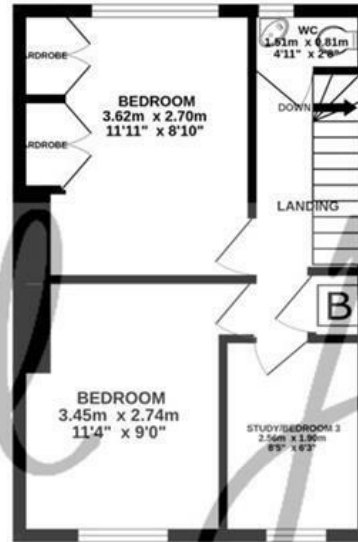
- THREE BEDROOMS
- MID TERRACE HOUSE
- EXTENDED KITCHEN DINING ROOM
- LIVING ROOM
- SHOWER ROOM
- SEPARATE CLOAKROOM
- CLOSE TO LOCAL SHOP, BUS ROUTE AND PRIMARY SCHOOL
- LOW MAINTENANCE REAR GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- APPROXIMATELY THREE QUARTERS OF A MILE FROM TOWN CENTRE



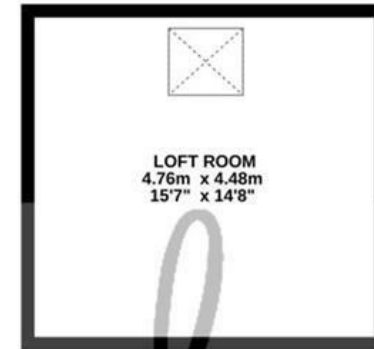
GROUND FLOOR  
47.8 sq.m. (515 sq.ft.) approx.



1ST FLOOR  
32.2 sq.m. (346 sq.ft.) approx.



LOFT ROOM  
21.3 sq.m. (230 sq.ft.) approx.



EST. 2004

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TOTAL FLOOR AREA : 101.3 sq.m. (1091 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.

01323 898414

[sales@davidjordan.co.uk](mailto:sales@davidjordan.co.uk)

[davidjordan.co.uk](http://davidjordan.co.uk)

*David Jordan*

EST. 2004