



4 THE COVERS, SEAFORD, BN25 1DF

£350,000

A detached house in need of modernising and situated in this small cul-de-sac, nearby to both the town centre and just a few minutes away from the Esplanade and Seaford beach.

Seaford Town Centre offers a wide variety of shopping facilities, cafe bars/ restaurants, together with railway station offering services to Brighton and London.

Accommodation comprises: entrance lobby, lounge, dining area, sun room, kitchen, three bedrooms and a bathroom.

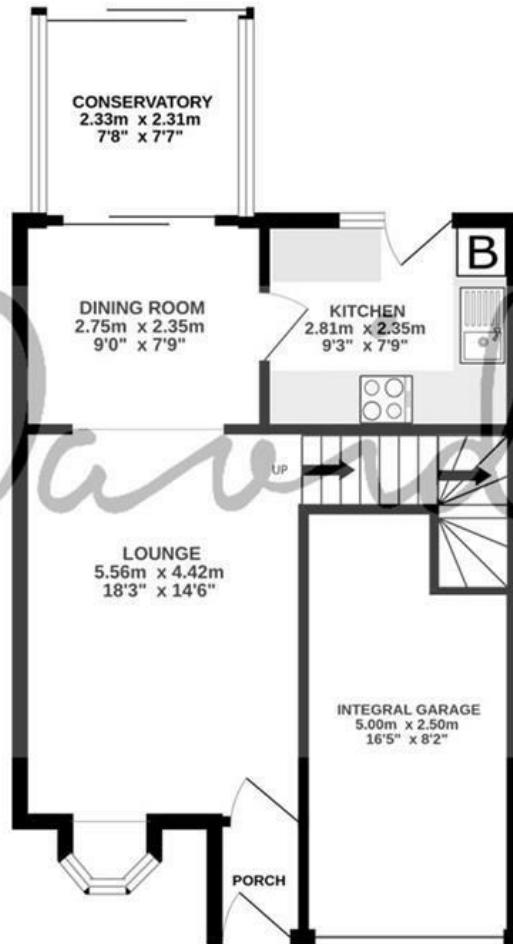
Other features and benefits include uPVC double glazing, gas central heating, garage and gardens.

No onward chain.

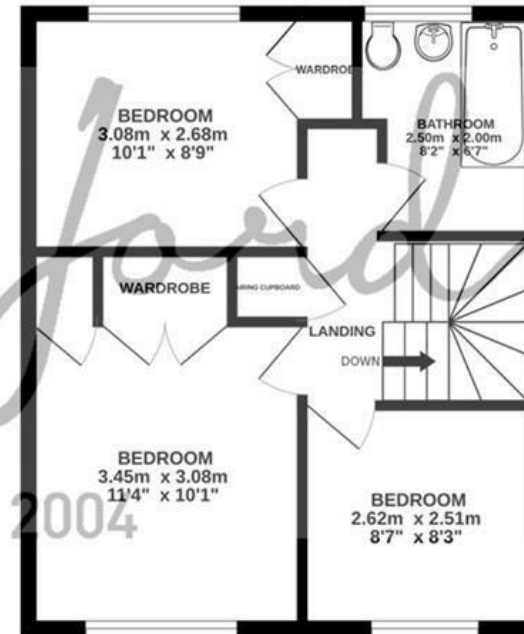
- DETACHED HOUSE NEAR TO BEACH
- THREE BEDROOMS
- LOUNGE AND DINING ROOM
- KITCHEN
- SUN ROOM
- BATHROOM
- GARAGE
- HALF MILE FROM THE TOWN CENTRE AND RAILWAY STATION
- VACANT POSSESSION



GROUND FLOOR
48.0 sq.m. (517 sq.ft.) approx.



1ST FLOOR
39.4 sq.m. (424 sq.ft.) approx.



EST. 2004

4 THE COVERS SEAFORD

TOTAL FLOOR AREA : 87.5 sq.m. (941 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: D

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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