



71 HYTHE CRESCENT, SEAFORD, EAST SUSSEX, BN25 3TZ

£299,950

A spacious three/four bedroom end of terrace house situated in this popular location within easy reach of a primary school, bus routes, local shops and the Downs Leisure Centre.

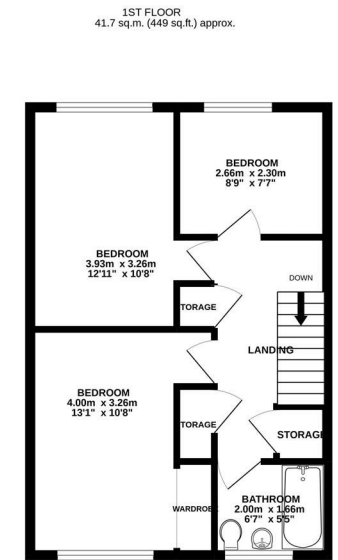
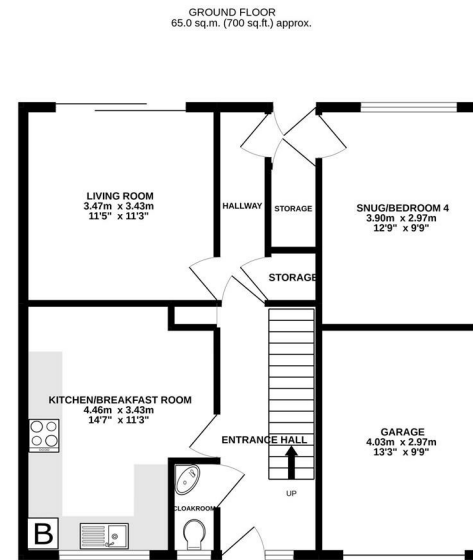
Seaford town centre, mainline railway station and shopping facilities are approximately one and a half miles distance.

The ground floor accommodation comprises entrance hall, living room, bedroom four (currently arranged as a snug) and a large kitchen/diner.

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

Outside there is off road parking to the front of the single garage and a fence enclosed westerly aspect rear garden.

- THREE/FOUR BEDROOMS
- END OF TERRACE HOUSE
- WESTERLY ASPECT REAR GARDEN
- CLOSE TO A PRIMARY SCHOOL, LOCAL SHOP AND BUS ROUTE
- KITCHEN/DINER
- GARAGE
- OFF STREET PARKING
- SOLD WITH NO ONWARD CHAIN
- PLEASE BE ADVISED THAT, IN ACCORDANCE WITH SECTION 18 OF THE ESTATE AGENTS ACT 1979, THE SELLER OF THIS PROPERTY IS RELATED TO A MEMBER OF STAFF AT DAVID JORDAN ESTATE AGENTS LTD.



71 HYTHE CRESCENT SEAFORD
TOTAL FLOOR AREA: 106.7 sq.m. (1149 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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Ground Floor

Door into:

ENTRANCE HALL

Small alcove for hanging coats. Under stairs storage.

CLOAKROOM

W.C. Corner wash basin with tiled splash back. Obscured window to front.

INNER HALL

Storage cupboard. Walk-in cupboard housing meter and fuse board. Door out to the rear garden.

KITCHEN

Range of base and wall units. Gas cooker and hob. Space for washing machine, dishwasher, fridge freezer. Wall mounted gas fired Glowworm combination boiler.

LIVING ROOM

Sliding door out to garden. Radiator.

SNUG/BEDROOM FOUR

Window overlooking the rear garden. Radiator.

First Floor

LANDING

Walk-in cupboard. Over stairs storage cupboard. Access to loft via hatch.

BEDROOM ONE

Window overlooking the front. Radiator.

BEDROOM TWO

Window overlooking the rear garden. Radiator.

BEDROOM THREE

Window overlooking the rear garden. Radiator.

BATHROOM

Panelled bath with overhead shower. Wash basin. W.C. Radiator. Obscured window to front. Fully tiled walls.

Outside

FRONT GARDEN

Off road parking for one vehicle. Access to garage.

REAR GARDEN

Fully fence enclosed. Mainly laid to lawn. Patio. Raised Astroturf area.

GARAGE

Accessed via up and over door.

Please be advised that, in accordance with section 18 of the Estate Agents Act 1979, the seller of this property is related to a member of staff at David Jordan Estate Agents Ltd.

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