



10 RICHINGTON WAY, SEAFORD, EAST SUSSEX, BN25 3HU

£380,000

This attractive and well presented, Georgian style, end-of-terrace house, is situated in an extremely popular location, just off the Alfriston Road within easy reach of two primary schools, bus routes, parade of local shops and the Downs Leisure Centre.

Seaford town centre, mainline railway station and shopping facilities are approximately one mile distance.

The ground floor accommodation comprises entrance hall, open plan sitting / dining room and kitchen. On the first floor are three bedrooms and bathroom.

The enclosed rear garden is mainly laid to lawn with the front offering off road parking. The garage is situated directly to the rear of the property and is approached via service road.

The property further benefits from guttering and soffits being updated March 2024, gas central heating and uPVC double glazing.

- GEORGIAN STYLE THREE BEDROOM END-OF-TERRACE HOUSE
- OFF ROAD PARKING AND GARAGE LOCATED DIRECTLY TO THE REAR OF THE PROPERTY
- LOCATED JUST OFF THE ALFRISTON ROAD WITHIN EASY REACH OF TWO PRIMARY SCHOOLS, BUS ROUTES, PARADE OF LOCAL SHOPS AND THE DOWNS LEISURE CENTRE
- WELL PRESENTED
- RECENTLY UPGRADED GUTTERING AND SOFFITS
- KITCHEN
- OPEN PLAN SITTING AND DINING ROOM
- FRONT AND REAR GARDEN
- FAMILY BATHROOM
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING





Ground floor

Double glazed entrance door to:-

ENTRANCE HALL

Staircase to first floor. Radiator.

SITTING ROOM

Shallow bay double glazed window overlooking front garden. Radiator. Opening into:-
DINING AREA

Radiator. Under stairs cupboard housing consumer unit, gas and electric meters.

Double glazed patio door to rear garden.

KITCHEN

Range of base units with work tops over and wall cupboards above. Butler sink. Gas hob with electric oven beneath and cooker hood above. Space for upright fridge freezer, dishwasher and washing machine. Part tiled walls and tiled floor. Double glazed window and door to garden. Wall mounted gas fired boiler.

First floor

LANDING

Hatch to loft.

BEDROOM ONE

Double glazed shallow bay window. Radiator. Built in wardrobe.

BEDROOM TWO

Radiator. Double glazed window. Linen cupboard housing hot water cylinder and built in wardrobe.

BEDROOM THREE

Bulkhead storage cupboard. Double glazed window. Radiator.

BATHROOM

White suite comprising bath with shower above, pedestal wash basin, close coupled wc. Part tiled wall and floor. Ladder style towel rail. Double glazed window to rear.

Outside

FRONT

Brick paved off road parking with path to front and part laid to lawn.

REAR GARDEN

Fence enclosed. Patio area. Timber gate to rear providing access to garage in block.

Gated and covered side access to front. Timber shed.

GARAGE

Situated to the rear of the property and approached by service road. Accessed via up and over door and with light, power and consumer unit. Work bench.

Disclaimer

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.





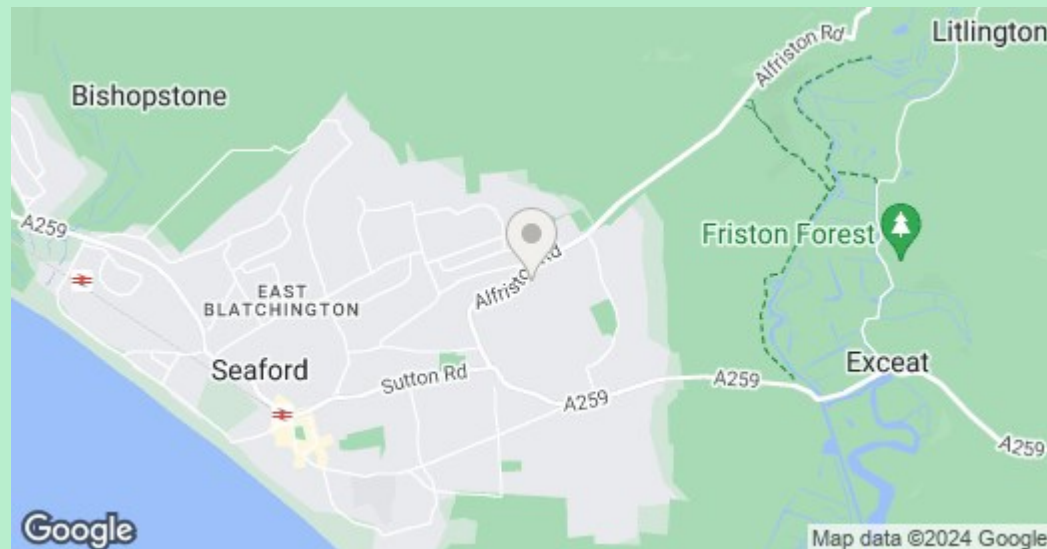
COUNCIL TAX BAND

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.

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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