



28 SURREY ROAD, SEAFORD, EAST SUSSEX, BN25 2NN

£450,000

A three bedroom detached house, situated in this favoured location south of the A259, within easy reach of the seafront, local shops and bus routes.

Seaford town centre is approximately half a mile distant, with its main line railway station, wide range of shopping and recreational facilities including several restaurants, leisure centre, unspoilt beach and yacht club.

The property is well-presented and comprises lounge/diner, kitchen/breakfast room, cloakroom, three bedrooms and a modern shower room.

To the rear, there is a low maintenance rear garden, which is mainly laid to level lawn with mature beds and borders. There is also a single garage and covered side access leading to the front.

Viewings are highly advised to appreciate the space on offer.

- THREE BEDROOMS
- DETACHED HOUSE
- CLOSE TO LOCAL SHOPS,
AND BUS ROUTE
OPERATING BETWEEN
BRIGHTON AND
EASTBOURNE
- WELL-PRESENTED
- LOUNGE/DINER
- KITCHEN/BREAKFAST
ROOM
- DOWNSTAIRS CLOAKROOM
- MODERN SHOWER ROOM
- GARAGE
- NO ONWARD CHAIN





Ground Floor

ENTRANCE HALL

Cupboard housing meters. Shelves for storage. Radiator. Stairs to first floor.

CLOAKROOM

W.C. Wash basin with storage beneath. Tiles floor. Radiator. Obscured window.

LOUNGE/DINER

Bay window to front. Electric fire with surround. Two radiators. French doors out to rear garden.

KITCHEN

Range of base and wall units. Sink and drainer. Cooker hood. Space for large upright-fridge, dishwasher, cooker and washing machine. Window overlooking the rear garden. Door to side leading to passage way.

First Floor

LANDING

Cupboard housing Ideal gas combination boiler. Access to loft via hatch.

BEDROOM ONE

Built-in wardrobes. Window to front with sea views. Radiator.

BEDROOM TWO

Built-in wardrobes. Window to rear overlooking the garden. Radiator.

BEDROOM THREE

Window to front with sea views. Radiator.

SHOWER ROOM

Walk-in shower. W.C. Wash basin with storage beneath. Heated towel rail. Extractor fan. Two obscured windows.

Outside

FRONT GARDEN

Path leading to front door. Offroad parking leading to garage

REAR GARDEN

Patio area. Mainly laid to lawn. Shingle beds. Access down side to front.

GARAGE

Up and over door.





COUNCIL TAX BAND

Local Authority:

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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EST. 2004