



8 PERTH CLOSE, SEAFORD, BN25 3UP

£400,000

A two-bedroom detached bungalow, situated on the eastern outskirts of Seaford, approximately a mile and a half from the town centre and railway station. Bus services operating along the A259 between Eastbourne and Brighton are within easy reach. Local shop and post office can be accessed via twitten and are within approximately 300 meters.

The property has been extended and offers a generous level of accommodation. This comprises two double bedrooms, living room, dining room, kitchen, shower room, and separate WC.

The spacious loft offers the potential to provide a third bedroom or study, subject to any necessary consents.

The side and rear garden is laid to lawn with a paved seating area, established flower shrub beds and borders. To the front of the property is brick paved off road parking affording access to the detached garage.

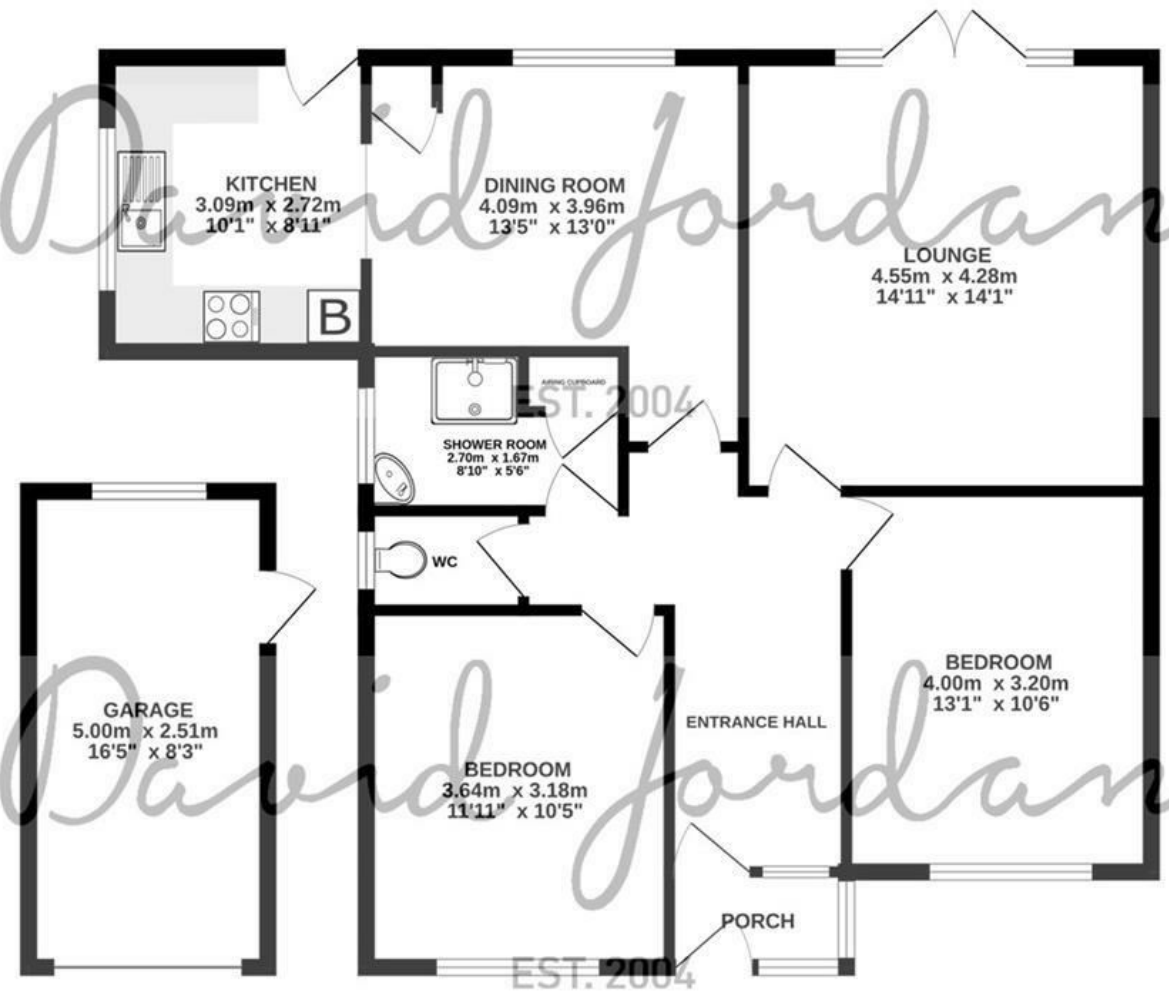
Viewing is strictly by appointment and comes highly recommended.

The property is being sold with immediate vacant possession.

- TWO BEDROOM DETACHED BUNGALOW
- VACANT POSSESSION
- LOCATED WITHIN QUIET CUL-DE-SAC
- DINING ROOM
- SITTING ROOM
- KITCHEN
- REAR AND SIDE GARDEN
- BRICK PAVED OFF ROAD PARKING AND DETACHED GARAGE
- GAS FIRED CENTRAL HEATING



GROUND FLOOR
96.4 sq.m. (1037 sq.ft.) approx.



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TOTAL FLOOR AREA : 96.4 sq.m. (1037 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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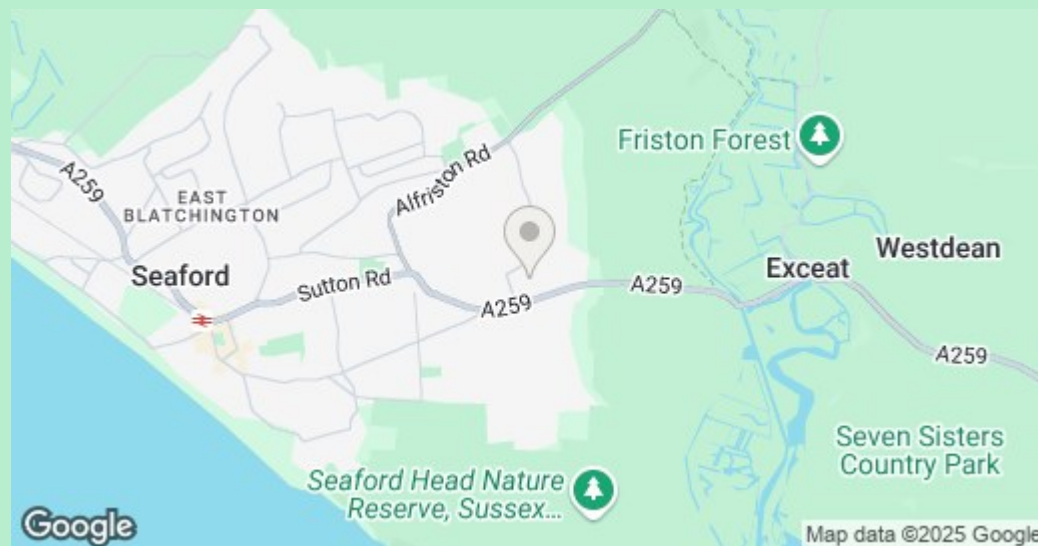
COUNCIL TAX BAND

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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EST. 2004