



29 CHICHESTER ROAD, SEAFORD, EAST SUSSEX, BN25 2DJ

£400,000



A charming three-bedroom semi-detached house in Chichester Road. The ground floor accommodation provides an entrance hall, living room with bay window, kitchen/breakfast room, dining room and cloakroom.

The first floor has three bedrooms, a bathroom with a shower, and utility cupboard.

Situated near the town centre of Seaford, railway station, and bus routes connecting Brighton and Eastbourne. It is approximately half a mile from the seafront and the 'Salts' recreation ground, within a quarter of a mile of Seaford Primary School.

The attractive rear garden is mainly laid to lawn with flower beds, and has a patio. There is also gated access that leads to the front.

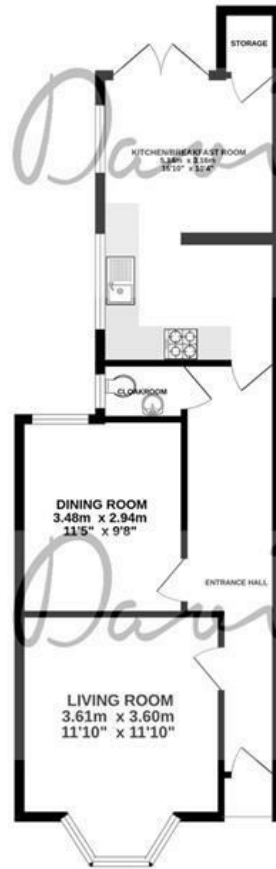
An internal inspection is advised to appreciate the character and potential of this home.

- END OF TERRACE HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- BATHROOM WITH SHOWER
- WALK-IN UTILITY CUPBOARD
- GENEROUS-SIZED WESTERLY ASPECT REAR GARDEN
- WITHIN A SHORT WALK OF SEAFORD TOWN CENTRE
- FOR SALE WITH NO ONWARD CHAIN



GROUND FLOOR  
54.4 sq.m. (585 sq.ft.) approx.

1ST FLOOR  
54.0 sq.m. (581 sq.ft.) approx.



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TOTAL FLOOR AREA: 108.3 sq.m. (1166 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: E



## 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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