



22 CHICHESTER ROAD, SEAFORD, EAST SUSSEX, BN25 2DL

£365,000

A characterful three-bedroom semi-detached house conveniently located within a quarter of a mile of 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 and less than a quarter of a mile of Seaford Primary School.

The ground floor accommodation comprises; entrance hall, sitting room, dining room, utility room, shower room and kitchen installed in 2021 with access onto the rear garden.

On the first floor there are two bedrooms and family bathroom. On the second floor is the second bedroom.

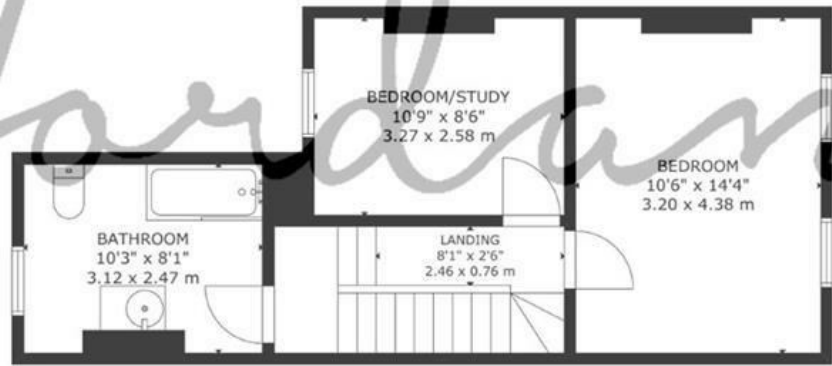
The property further benefiting from gas fired central heating, double glazing and being rewired in 2016.

- THREE BEDROOM SEMI DETACHED HOUSE
- KITCHEN INSTALLED IN 2021
- SITTING ROOM AND DINING ROOM
- SHOWER ROOM AND BATHROOM
- UTILITY ROOM
- LOW MAINTENANCE REAR GARDEN
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING AND REWIRED IN 2016
- LOCATED WITHIN A QUARTER OF A MILE OF THE TOWN CENTRE OF SEAFORD, RAILWAY STATION AND BUS ROUTES CONNECTING BRIGHTON AND EASTBOURNE
- APPROXIMATELY HALF A MILE FROM THE SEAFRONT AND THE 'SALTS' RECREATION GROUND
- LESS THAN A QUARTER OF A MILE OF SEAFORD PRIMARY SCHOOL

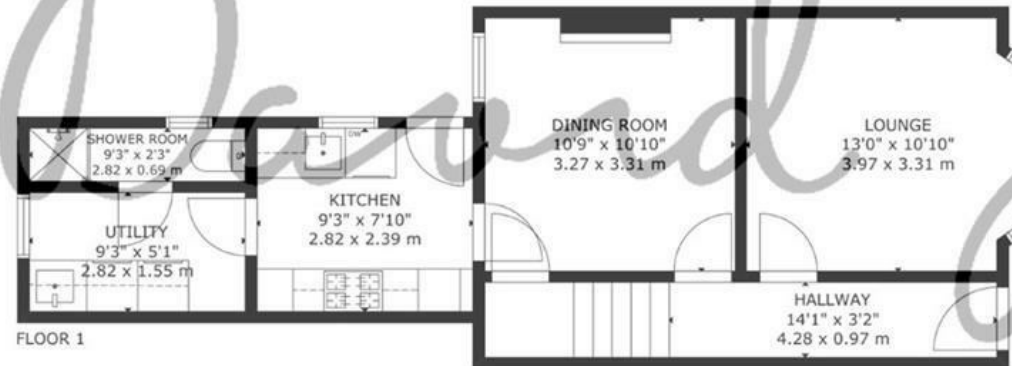




FLOOR 3



FLOOR 2



FLOOR 1

EST. 2004

GROSS INTERNAL AREA
 TOTAL: 103 m²/1111 sq.ft
 FLOOR 1: 45 m²/487 sq.ft, FLOOR 2: 38 m²/413 sq.ft, FLOOR 3: 20 m²/211 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



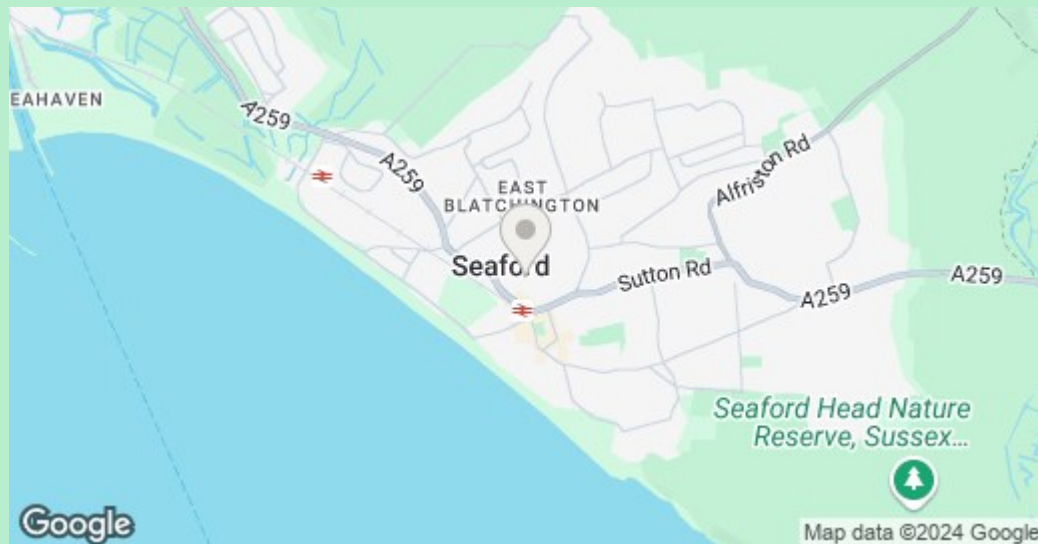
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



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