



KVIABOL SHEEP PEN LANE, SEAFORD, BN25 4QR

£475,000

A deceptively spacious detached family house in need of some updating, situated just south of the A259, opposite commercial premises and close to the Downs Leisure Centre. Bus routes and a parade of local shops are within a short walking distance. Annecy Catholic primary school and Ofsted awarded 'outstanding' Seaford Head Secondary school are also within easy reach.

The property comprises ground floor bedroom, cloakroom, kitchen and dining area, sitting room. First floor providing three bedrooms and a family shower room. Second Floor with storage room and ample eaves storage.

Further benefits include gas central heating and double glazed with the exception of dining area window. Off road parking for several vehicles and low maintenance rear garden.

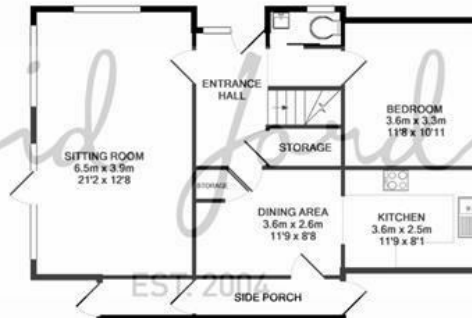
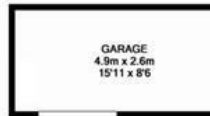
An internal inspection is advised to appreciate the accommodation on offer.

- DETACHED FAMILY HOME
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- FOUR BEDROOMS WITH ONE BEING ON THE GROUND FLOOR
- KITCHEN
- DINING AREA
- SITTING ROOM
- SECOND FLOOR STORAGE ROOM WITH AMPLE EAVES STORAGE.
- FAMILY SHOWER ROOM AND GROUND FLOOR CLOAKROOM
- LOW MAINTENANCE REAR GARDEN
- SINGLE DETACHED GARAGE

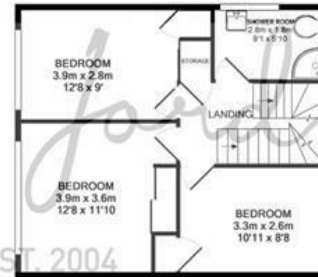




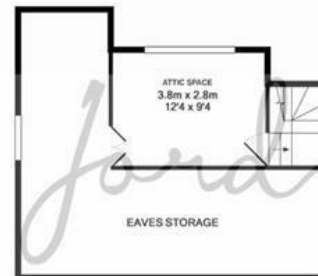




GROUND FLOOR
APPROX. FLOOR
AREA 85.4 SQ.M.
(919 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 48.0 SQ.M.
(517 SQ.FT.)



EST. 2004

2ND FLOOR
APPROX. FLOOR
AREA 41.8 SQ.M.
(449 SQ.FT.)

KVIABOL SHEEP PEN LANE SEAFORD
TOTAL APPROX. FLOOR AREA 175.1 SQ.M. (1885 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Ground Floor

Recessed entrance with door and side screen to:-
ENTRANCE HALL

Stairs leading to first floor. Radiator. Parquet flooring. Thermostat. Large storage cupboard housing consumer unit and electric meter.

CLOAKROOM

Obscured glazed window. Wash hand basin with vanity unit below. Close coupled WC.

BEDROOM FOUR

Double aspect window to front and side. Radiator

SITTING ROOM

Parquet flooring. Two radiators. Jetmaster log burner with sandstone brick surround and tiled mantle. Patio doors onto to Lean-to single glazed garden room.

DINING AREA

Radiator. Single glazed window and door leading out onto side porch. Storage cupboard.

KITCHEN

A range of wall and base units. Integrated Zanussi electric hob and oven below. Tiled walls. Space for free standing fridge freezer and under counter white goods. One and a half bowl sink and drainer with mixer tap. Window over looking front garden. Vaillant Boiler.

First Floor

LANDING

Stairs up to second floor. Large linen cupboard with radiator.

BEDROOM ONE

Window to rear. Radiator. Storage cupboard.

BEDROOM TWO

Window to rear. Radiator. Storage cupboard

BEDROOM THREE

Window to front. Radiator. Storage Cupboard

FAMILY SHOWER ROOM

Wash hand basin with vanity unit below. Obscured glazed window. Part tiled walls. Closed coupled WC. Corner shower unit.

Second Floor

ATTICK SPACE

Window to side. Door providing access to

EAVES STORAGE

Window to rear.

Outside

FRONT GARDEN

Landscaped flower bed with established trees and shrubs. Off road parking for several vehicles. Access to rear garden and single garage.

SINGLE GARAGE

Up and over door. Window to side. Power and Light.

REAR GARDEN

Low maintenance paved garden with established trees and shrub boarder. Fence and flint wall enclosed.



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

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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