



6 STOKE CLOSE, SEAFORD, EAST SUSSEX, BN25 3RN

£550,000

This substantial three-bedroom detached house with Westerly-aspect rear garden is located in a sought after residential area just north of the A259 with bus services operating between Brighton and Eastbourne. Seaford town centre and mainline railway station are approximately one mile distant.

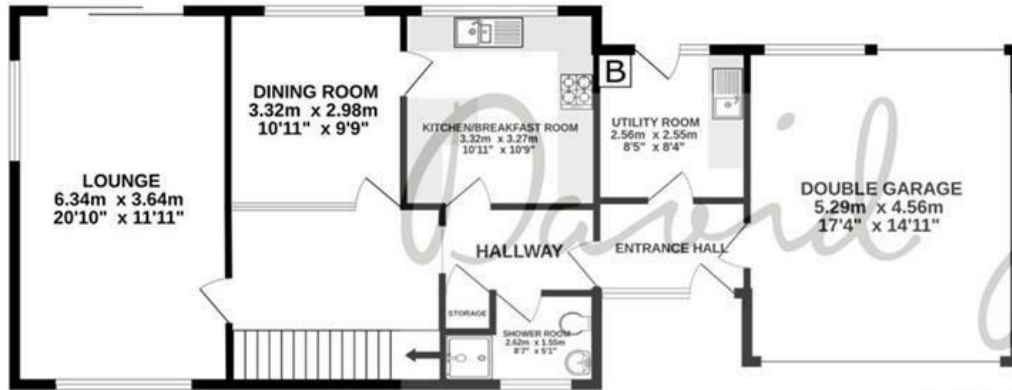
The ground floor consists of porch, spacious inner hallway, kitchen / breakfast room, dining room, sitting room and utility. On the first floor there are three double bedrooms, with the main bedroom having a spacious en-suite shower room and a family bathroom.

The property, which requires modernisation, further benefits from having a double garage, westerly aspect rear garden and being sold with no onward chain, subject to grant of probate.

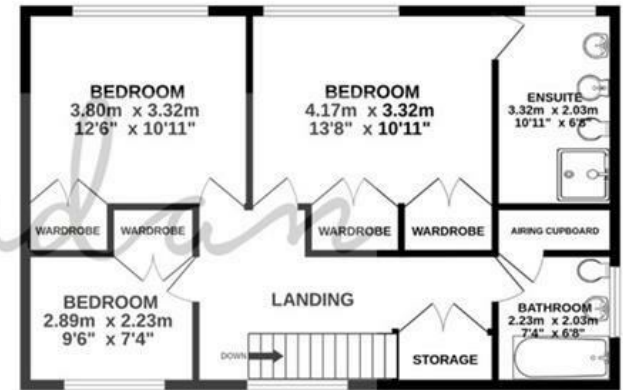
- THREE BEDROOM DETACHED HOUSE
- DOUBLE GARAGE
- NO ONWARD CHAIN
- KITCHEN / BREAKFAST ROOM AND UTILITY ROOM
- SITTING ROOM AND SEPARATE DINING ROOM
- BATHROOM, EN-SUITE SHOWER ROOM AND GROUND FLOOR SHOWER ROOM
- LOCATED WITHIN A SMALL CLOSE APPROXIMATELY ONE MILE FROM SEAFORD TOWN CENTRE AND 200 YARDS OF BUS ROUTES BETWEEN BRIGHTON AND EASTBOURNE
- WESTERLY ASPECT REAR GARDEN
- MAJORITY DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING
- ENTRANCE LOBBY AND SPACIOUS INNER HALLWAY



GROUND FLOOR
97.2 sq.m. (1046 sq.ft.) approx.



1ST FLOOR
63.4 sq.m. (682 sq.ft.) approx.



EST. 2004

6 STOKE CLOSE SEAFORD

TOTAL FLOOR AREA : 160.6 sq.m. (1729 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: F

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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