



4 THE MEWS ALFRISTON ROAD, SEAFORD, BN25 3LU

£400,000



A very well-presented three/four bedroom link-detached house situated on the eastern side of Seaford, about a mile and a half from the town centre and railway station and conveniently close to local shop, primary school and bus services operating between Eastbourne and Brighton.

Ground floor accommodation comprises entrance hall, cloakroom, living room and kitchen/dining room.

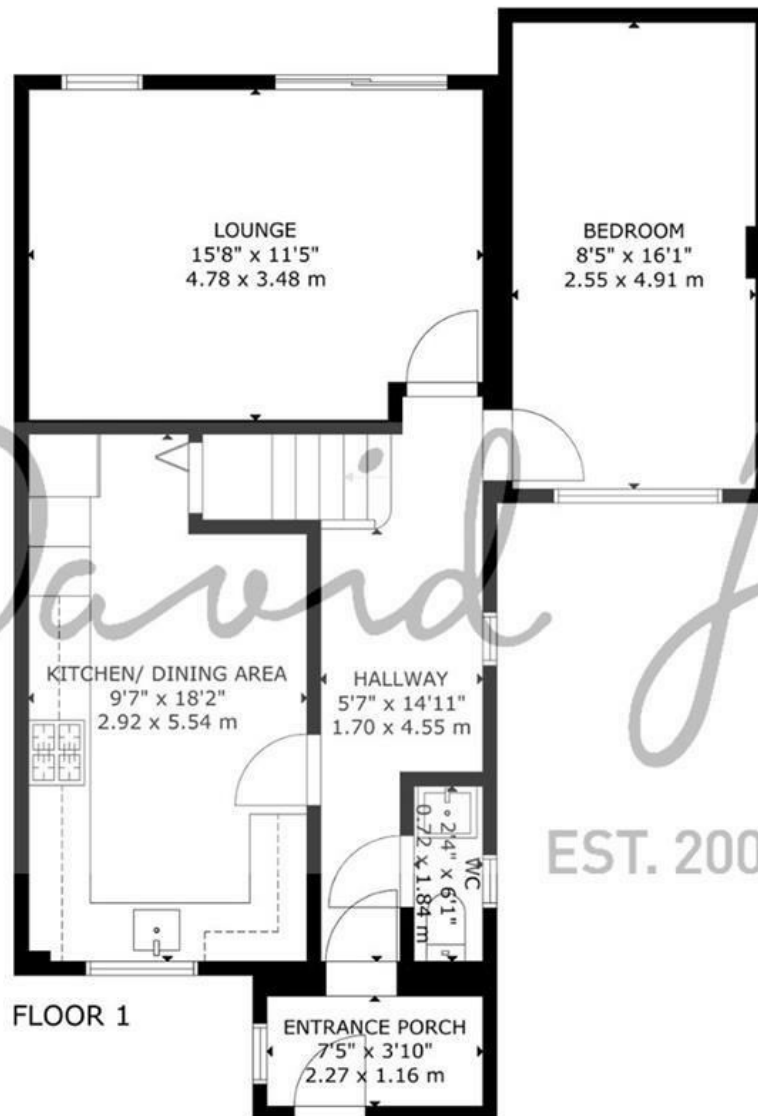
On the first floor is the family shower room and three good-size bedrooms with the main benefiting from an en-suite shower.

The rear garden is of a reasonable size with paved patio, mainly laid to lawn with a flower bed and a shed with power and light.

Further benefits include gas central heating and double glazing. An internal inspection is advised to appreciate the accommodation on offer.

- THREE/FOUR BEDROOMS
- LINK-DETACHED HOUSE
- WELL-PRESENTED THROUGHOUT
- MODERN KITCHEN/DINER
- GROUND FLOOR CLOAKROOM
- EN-SUITE SHOWER TO MAIN BEDROOM
- CLOSE TO LOCAL PRIMARY SCHOOL
- OFF ROAD PARKING FOR ONE VEHICLE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- SHOP AND BUS ROUTE SITUATED CLOSE-BY





EST. 2004

GROSS INTERNAL AREA  
TOTAL: 104 m<sup>2</sup>/1,121 sq ft  
FLOOR 1: 61 m<sup>2</sup>/658 sq ft, FLOOR 2: 43 m<sup>2</sup>/463 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## 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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*David Jordan*

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