



2 BLATCHINGTON HILL, SEAFORD, EAST SUSSEX, BN25 2AQ

£550,000



This expansive three bedroom detached bungalow benefits from a grand sitting room, kitchen/breakfast room, dining room and conservatory. There is also a shower room, en-suite wet room and cloakroom.

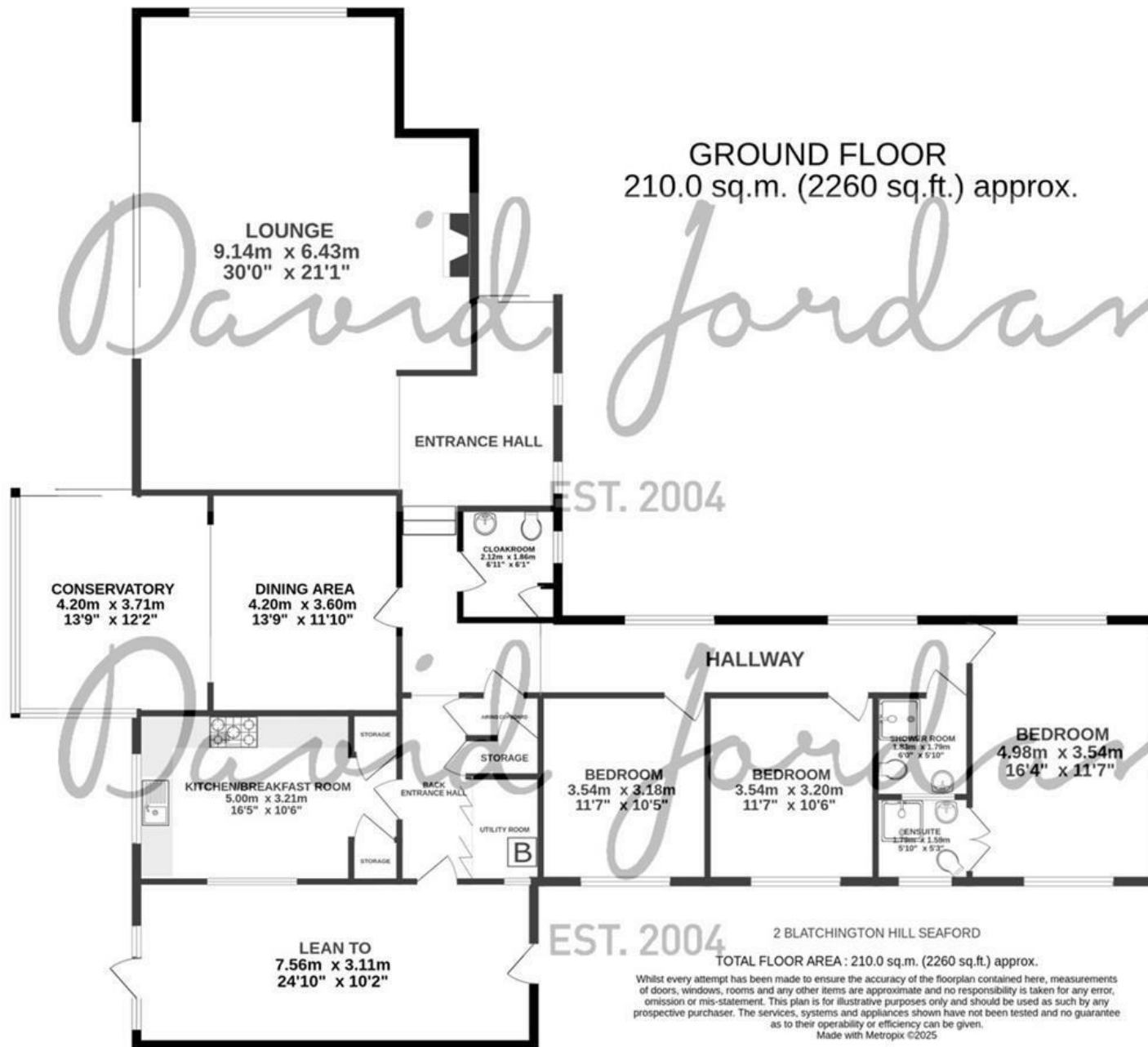
Situated at the bottom of Blatchington Hill and within approximately half a mile of Seaford town centre and railway station, the property has vehicle access via Sherwood Road. Off road parking is available for several vehicles and garage.

The garden extends to the rear and side of the property and enjoys both Southerly and Westerly aspects.

The property, which requires modernisation, is being sold with no onward chain and vacant possession.

- THREE BEDROOM DETACHED BUNGALOW
- OFF ROAD PARKING FOR SEVERAL VEHICLES AND GARAGE WITH VEHICLE ACCESS FROM SHERWOOD ROAD
- THREE BEDROOMS
- GRAND SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- DINING ROOM AND CONSERVATORY
- SHOWER ROOM, EN-SUITE WET ROOM AND CLOAKROOM
- NO ONWARD CHAIN
- IN NEED OF MODERNISATION BUT RECENTLY HAVING THE SMALL FLAT ROOF RENEWED AND CLOAKROOM INSTALLED
- LOCATED APPROXIMATELY HALF A MILE OF SEAFORD RAILWAY STATION AND TOWN CENTRE









## 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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EST. 2004