



10 MONTGOMERY WAY, SEAFORD, BN25 4EW

£400,000

Constructed in 2022, this attractive and well presented three bedroom semi-detached house is situated in this extremely convenient and popular location just north of the A259 main road. Close to Downs Leisure Centre, a parade of shops and bus routes. Seaford town centre is approximately one mile distant, whilst local primary and secondary schools are within approximately half a mile.

The accommodation comprises; entrance hall, well-fitted kitchen with integrated appliances, lounge/diner and cloakroom.

On the first floor are three bedrooms, family bathroom and En-suite shower room to master bedroom.

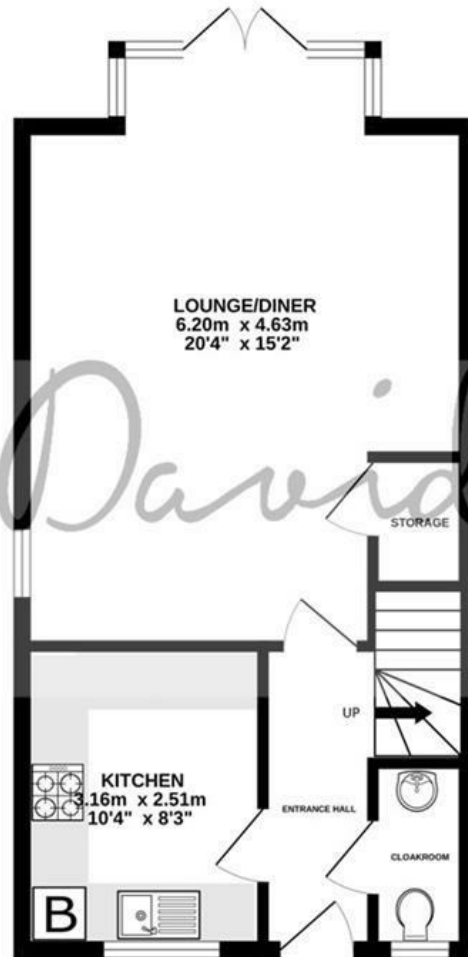
The driveway affords off-road parking for two vehicles and has an electric car charging point. There is a gate to the side of the house leading to the south facing, level rear garden.

The property benefits from being at the rear of the development and it also has the remainder of the National House Building Council (NHBC) warranty.

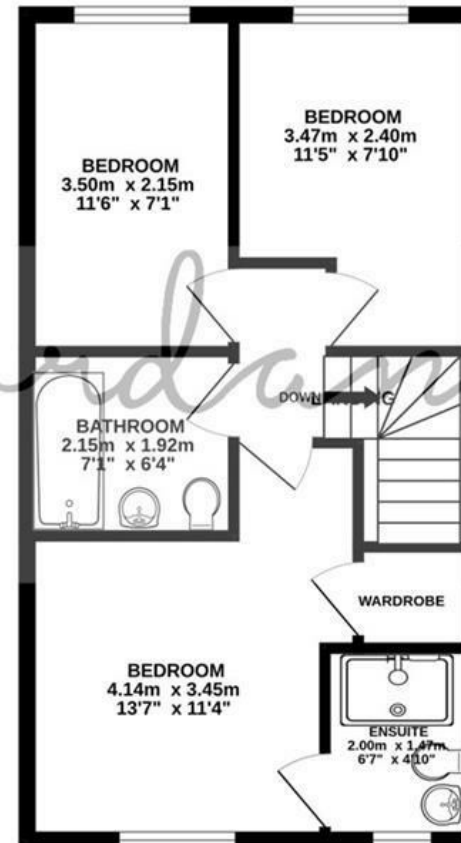
- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- VERY WELL-PRESENTED
- LOUNGE DINER LEADING TO THE REAR GARDEN
- FAMILY BATHROOM WITH SHOWER
- OFF ROAD PARKING FOR TWO VEHICLES AND ELECTRIC CAR CHARGING POINT
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- SITUATED AT THE REAR OF THE DEVELOPMENT
- SOUTH FACING REAR GARDEN
- REMAINDER OF THE NHBC WARRANTY



GROUND FLOOR
41.8 sq.m. (450 sq.ft.) approx.



1ST FLOOR
39.8 sq.m. (429 sq.ft.) approx.



EST. 2004

10 MONTGOMERY WAY SEAFORD

TOTAL FLOOR AREA : 81.7 sq.m. (879 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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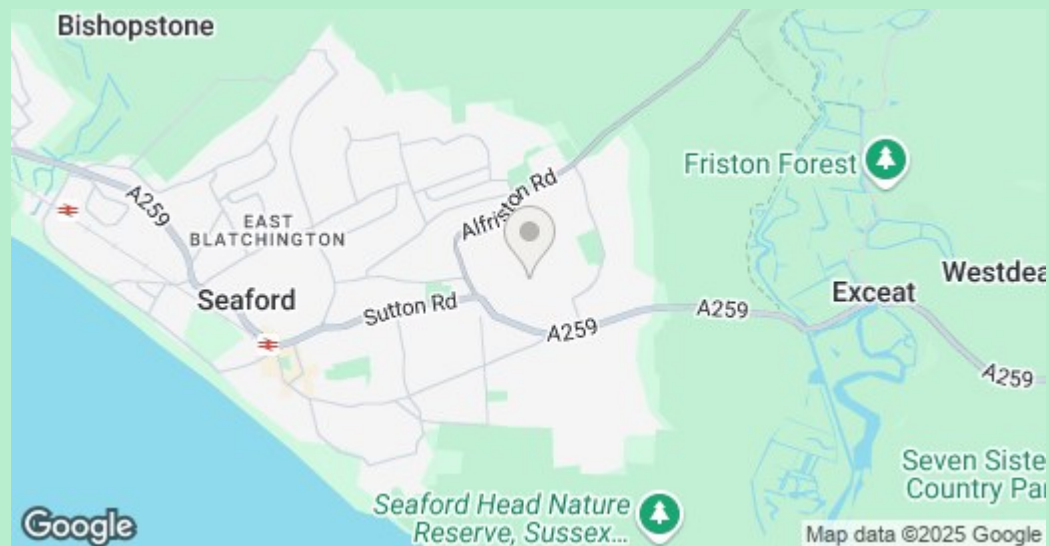
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B



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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