



55 VALE ROAD, SEAFORD, EAST SUSSEX, BN25 3EZ

£400,000



This three bedroom detached house, situated in a popular location about three quarters of a mile from Seaford town centre is being sold with vacant possession and no onward chain. Local shops, bus routes and primary school in Lexden Road are within half a mile.

The ground floor accommodation comprises separate living room, kitchen, dining room and cloakroom. On the first floor are three bedrooms and bathroom.

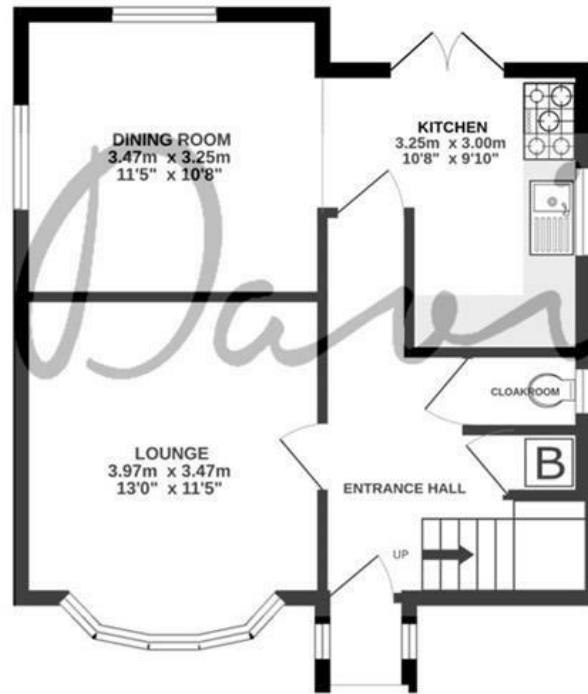
To the front, there is brick paved off road parking leading to the garage. The tiered rear garden is a generous size with patio and steps up to lawn and vegetable beds with greenhouse and store.

Further benefits include gas central heating and double glazing.

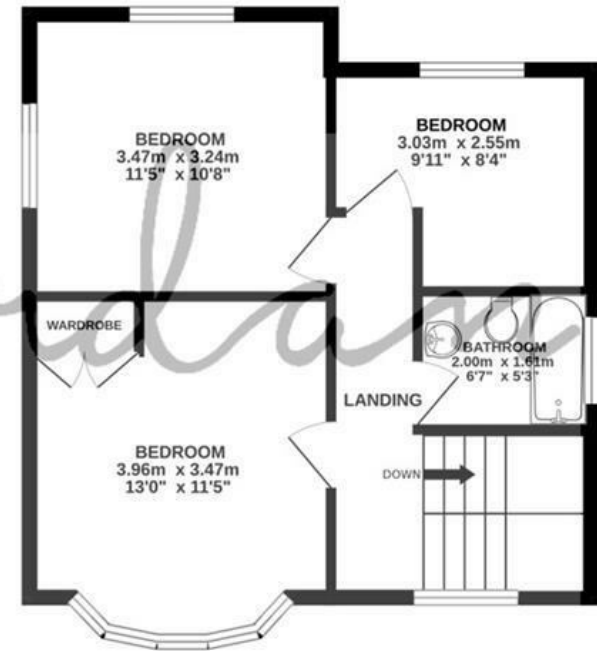
- THREE BEDROOM DETACHED HOUSE
- VACANT POSSESSION AND NO ONWARD CHAIN
- SITTING ROOM AND DINING ROOM
- KITCHEN
- BATHROOM AND CLOAKROOM
- OFF ROAD PARKING AND GARAGE
- TIERED REAR GARDEN
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING
- SITUATED IN A POPULAR LOCATION ABOUT THREE QUARTERS OF A MILE FROM SEAFORD TOWN CENTRE
- LOCAL SHOPS, BUS ROUTES AND PRIMARY SCHOOL IN LEXDEN ROAD ARE WITHIN HALF A MILE



GROUND FLOOR  
58.8 sq.m. (633 sq.ft.) approx.



1ST FLOOR  
42.5 sq.m. (457 sq.ft.) approx.



55 VALE ROAD SEAFORD

TOTAL FLOOR AREA : 101.3 sq.m. (1090 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: 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