



5 PINWOOD CLOSE, SEAFORD, EAST SUSSEX, BN25 3AH

£375,000



A well-presented three bedroom mid-terrace house situated in a small close, approximately one mile from Seaford town centre and railway station with routes to Brighton and London. The property is approximately half a mile of both Cradle Hill and Seaford Primary schools. There is also a parade of shops situated close-by.

The ground floor accommodation comprises entrance porch, cloakroom, lounge/diner and kitchen. Upstairs there are three double bedrooms and the family bathroom which has a separate shower.

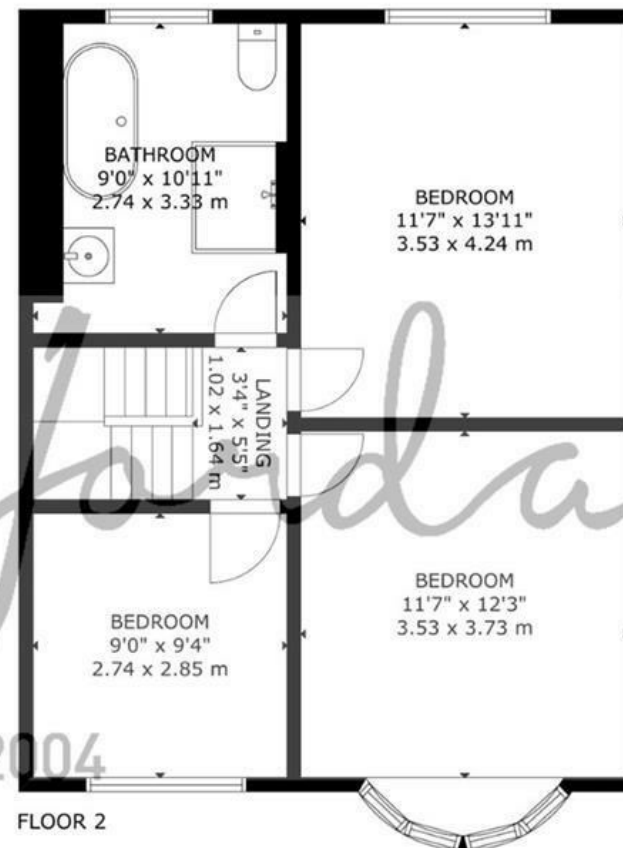
To the front, there is off road parking for two vehicles and access to the integral garage. The rear garden enjoys a south easterly aspect, and is low maintenance due to having a decked area and patio.

Further benefits include gas central heating, uPVC double glazing and being within half a mile distant of downland walks.

An internal inspection is advised to appreciate the accommodation on offer.

- THREE BEDROOMS
- TERRACED HOUSE
- MODERN KITCHEN
- OPEN LOUNGE DINER WITH PATIO DOORS TO REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- SITUATED CLOSE TO BUS ROUTE, SHOPS AND PRIMARY SCHOOLS
- SOUTH EASTERLY ASPECT REAR GARDEN
- FAMILY BATHROOM WITH SEPARATE SHOWER
- OFF ROAD PARKING FOR TWO VEHICLES
- INTEGRAL GARAGE





GROSS INTERNAL AREA  
TOTAL: 97 m<sup>2</sup>/1,046 sq.ft  
FLOOR 1: 44 m<sup>2</sup>/475 sq.ft, FLOOR 2: 53 m<sup>2</sup>/571 sq.ft  
EXCLUDED AREAS: GARAGE: 15 m<sup>2</sup>/157 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





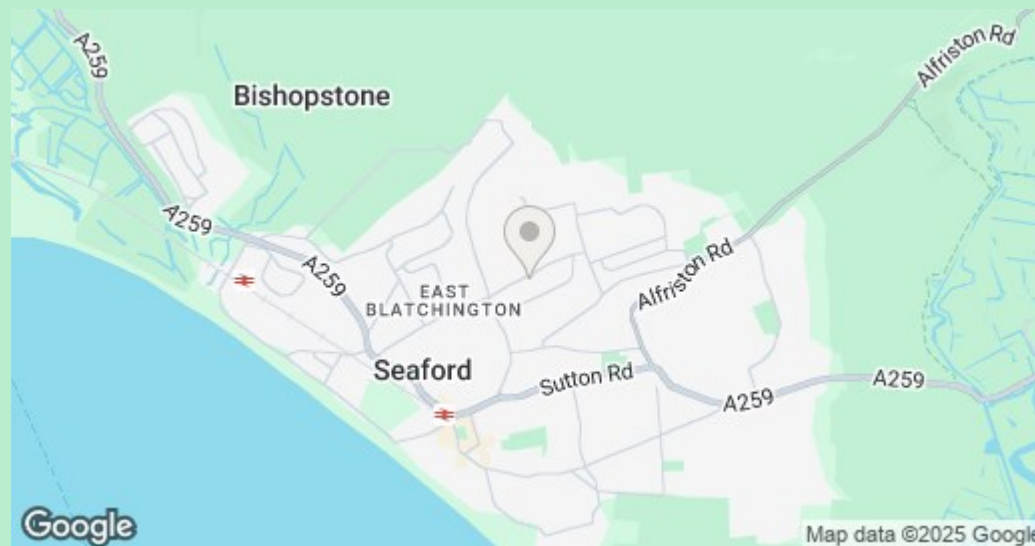
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



## 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