



9 ELEANOR CLOSE, SEAFORD, BN25 2XD

£475,000

Constructed in the late 1980s, this four-bedroom detached house is being sold with no onward chain and immediate vacant possession. Situated within a mile of Seaford town centre and railway station. A local shop and bus service are available nearby in Princess Drive.

The ground floor accommodation comprises a sitting room, kitchen/breakfast room, utility room, dining room, bedroom, and cloakroom. On the first floor, there are three further bedrooms and a family bathroom.

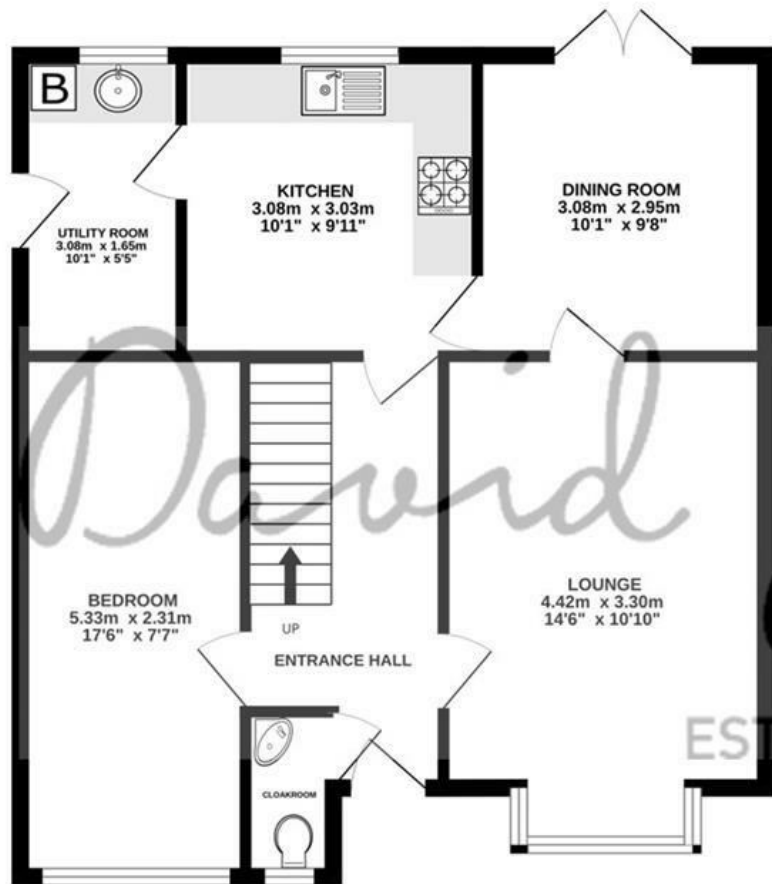
Outside, the property benefits from good-sized front and rear gardens, as well as off-road parking for several vehicles.

Additional features include double glazing and gas central heating. An internal inspection is recommended to appreciate the accommodation on offer.

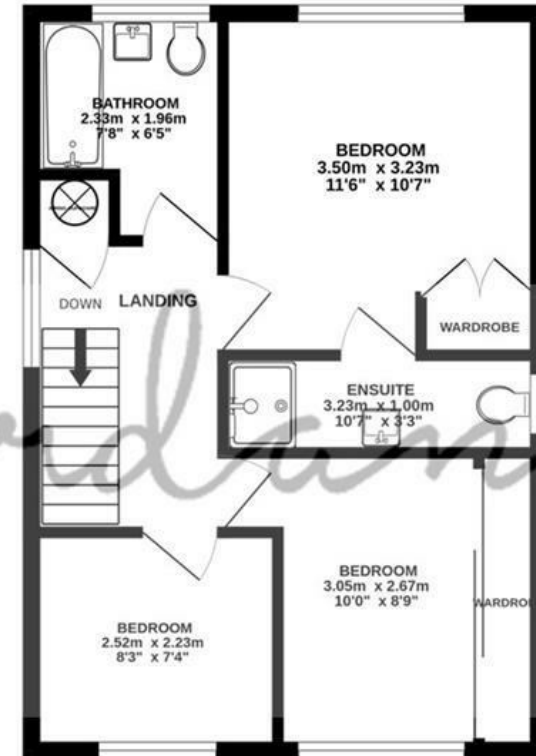
- FOUR BEDROOM DETACHED HOUSE WITH THREE ON THE FIRST FLOOR AND ONE ON THE GROUND FLOOR
- BEING SOLD WITH NO ONWARD CHAIN AND IMMEDIATE VACANT POSSESSION
- SITTING ROOM AND SEPARATE DINING ROOM
- UTILITY ROOM
- KITCHEN / BREAKFAST ROOM
- BATHROOM AND CLOAKROOM
- FRONT AND REAR GARDEN
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED
- SITUATED WITHIN A MILE OF SEAFORD TOWN CENTRE AND RAILWAY STATION



GROUND FLOOR
61.2 sq.m. (659 sq.ft.) approx.



1ST FLOOR
39.2 sq.m. (421 sq.ft.) approx.



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TOTAL FLOOR AREA : 100.3 sq.m. (1080 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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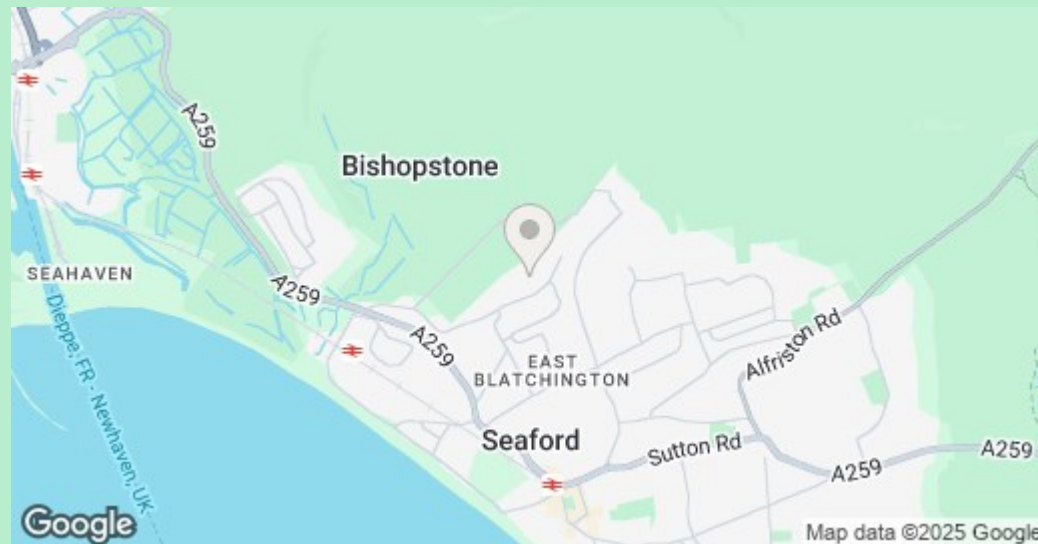
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: 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