



12 LANDSDOWN ROAD, SEAFORD, EAST SUSSEX, BN25 3LR

£400,000

Situated in a 'no through road' and opposite a small screen of woodland, 12 Landsdown Road sits on a good-sized plot set back from the road and has a large south easterly aspect rear garden. There is plenty of space for vehicles with off road parking to the front and a garage to the side.

Accommodation comprises, entrance porch, entrance hallway, lounge/diner, kitchen, conservatory, two bedrooms, shower room and a separate WC.

High and Over with its splendid viewpoint and miles of downland walks are situated within easy reach. Local bus routes operate along the Alfriston Road (A259) between Eastbourne and Brighton with local post office and Chyngton Primary school approximately half a mile distant.

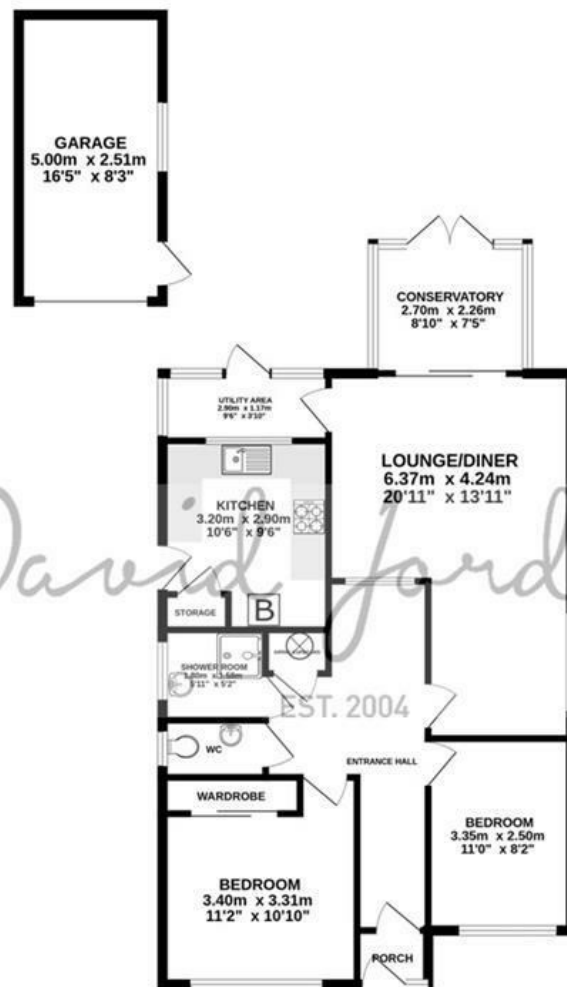
Seaford town centre with its range of amenities, shops and mainline railway station is approximately one and a half miles distant. Alfriston Village, with its charming feel, has a range of historic buildings including a 14th century Clergy House and Rathfinny Wine Estate is just over two miles away.

Further benefits include gas central heating and uPVC double glazing and being sold with no onward chain.

- TWO DOUBLE BEDROOMS
- DETACHED BUNGALOW
- CUL-DE-SAC
- SITUATED WITHIN HALF A MILE OF LOCAL SHOP, BUS ROUTE AND PRIMARY SCHOOL
- GENEROUS-SIZED SOUTH FACING REAR GARDEN
- SHOWER ROOM AND SEPARATE W.C.
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- SINGLE GARAGE
- CLOSE TO DOWNLAND WALKS
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING



GROUND FLOOR
92.4 sq.m. (995 sq.ft.) approx.



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TOTAL FLOOR AREA: 92.4 sq.m. (995 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: C

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.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004