



3 WAVERLEY COURT CRICKETFIELD ROAD, SEAFORD, BN25 1BU

£325,000

An attractive mid terraced house with three good sized bedrooms, open plan living/dining room, kitchen, ground floor cloakroom and a bathroom.

Located close to the delightful unspoiled seafront and promenade. Trains from Seaford operate regularly to Brighton and London Victoria via Lewes. The elegant towns of Eastbourne to the east and Brighton to the west, are located within ten and fifteen miles respectively. The near-by Seven Sisters Country Park is the ideal base to explore stunning cliff top walks and pursue outdoor activities.

The property further benefits from gas fired central heating (not tested) and uPVC double glazed windows, patio garden and garage located in a block. Some of the internal doors have also been replaced.

Vacant possession with no onward chain.

- THREE BEDROOMS WITH BUILT IN WARDROBES
- NEAR TO BEACH AND TOWN CENTRE
- GROUND FLOOR WC
- KITCHEN
- LOUNGE/DINER
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- PATIO GARDEN
- VACANT POSSESSION WITH NO ONWARD CHAIN





Front door opening into entrance lobby with inner door to

Lounge/diner

With two radiators, bay window to front looking out to Cricketfield Road. Useful under stairs storage space with shelves and housing gas and electric meters. Door to rear lobby having access to a rear patio garden.

Ground floor cloakroom

With WC, wash bowl and small rear window.

Kitchen

Fitted cupboards and drawers, work top incorporating a sink unit. Space for appliances, floor standing gas fired boiler and rear window looking out to school playing fields and adjacent buildings.

Staircase with stair rail leading to a first floor landing with hatch to loft and a small linen cupboard. Doors to;

Bedroom One

Radiator. Built in wardrobe cupboard. Front window looking out onto Cricketfield Road and adjacent buildings.

Bedroom Two

Radiator. Built in wardrobe cupboard. Rear window looking onto school playing fields, adjacent buildings and Seaford Head in the distance.

Bedroom Three

Radiator. Bulk head storage cupboard. Front window looking out onto Cricketfield Road and adjacent buildings.

Bathroom

White suite comprising bath, wash basin and WC and rear window.

Rear Patio Garden

Paved and enclosed with brick built wall. Small gate affording right of way access to pathway running along to the rear of the properties.

Garage

Situated within a compound adjacent to Waverley Court houses.





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.

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EST. 2004