



11 OLD NURSERY CLOSE, SEAFORD, EAST SUSSEX, BN25 3JZ

£425,000



This three bedroom semi detached family home is located in an exclusive cul-de-sac in a peaceful setting on the north-east fringes of Seaford, heading out towards Alfriston. A five minute walk will find you on the South Downs and towards the famous viewpoint of High and Over.

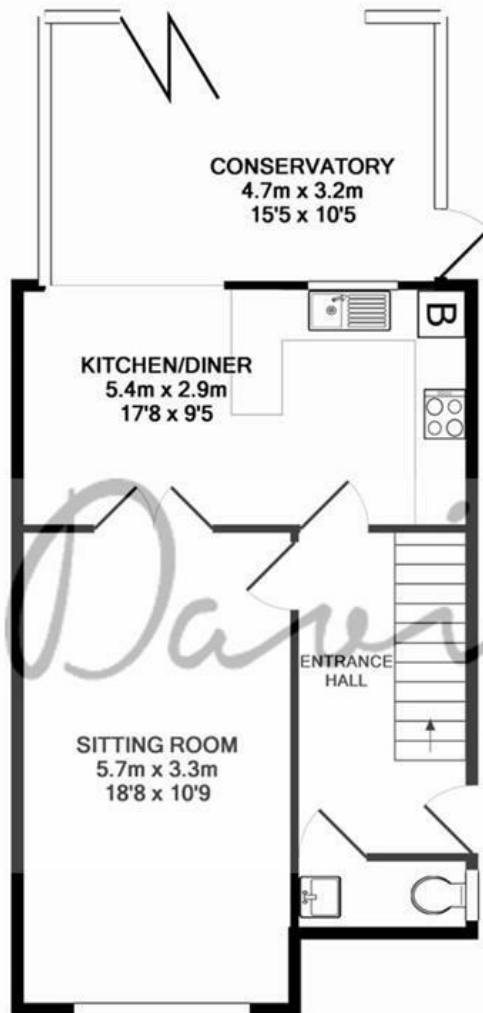
Whilst nestled in the heart of the East Sussex countryside, the property is within walking distance of a small parade of local shops, bus routes and primary school. Seaford town centre, mainline railway station and the seafront are approximately one and a half miles distant.

Built in 2002 by a well known local builder, the accommodation comprises three bedrooms, two reception rooms, family bathroom, en suite shower room and cloakroom. There is also a garage, conservatory and established gardens.

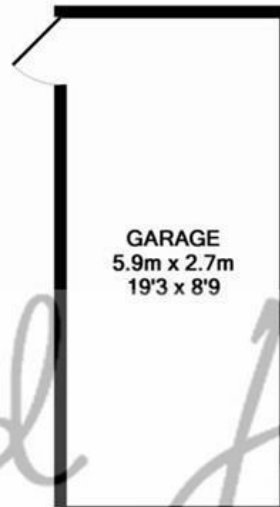
An internal inspection is highly recommended.

- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- FAMILY HOME
- KITCHEN/DINER
- CONSERVATORY
- SITTING ROOM
- FAMILY BATHROOM, EN-SUITE SHOWER ROOM AND CLOAKROOM
- GARAGE AND OFF ROAD PARKING
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED
- LOCATED IN A PEACEFUL CUL-DE-SAC ON THE NORTH-EAST FRINGES OF SEAFORD, HEADING OUT TOWARDS ALFRISTON

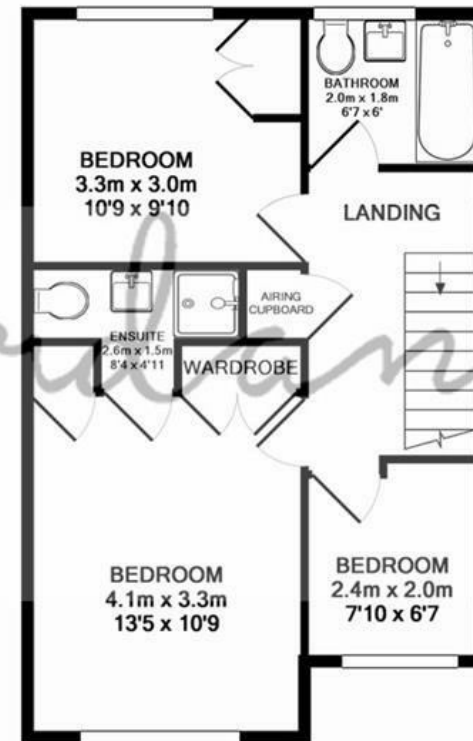




GROUND FLOOR  
APPROX. FLOOR  
AREA 74.8 SQ.M.  
(805 SQ.FT.)



EST. 2004



1ST FLOOR  
APPROX. FLOOR  
AREA 44.2 SQ.M.  
(476 SQ.FT.)

11 OLD NURSERY CLOSE SEAFORD  
TOTAL APPROX. FLOOR AREA 119.0 SQ.M. (1281 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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*David Jordan*

EST. 2004