



28 BLATCHINGTON ROAD, SEAFORD, EAST SUSSEX, BN25 2AA

£325,000

A four bedroom end of terrace house, conveniently situated in an elevated position well above the level of the road. Seaford town centre, mainline railway station, bus routes and shopping facilities are all within easy reach.

The accommodation, which is arranged over three floors, comprises a good sized through sitting/dining room and kitchen with double glazed window and door leading to the rear yard.

The first floor has the advantage of a family bathroom, a separate shower room and two bedrooms. A further two bedrooms and ample eaves storage area are located on the second floor.

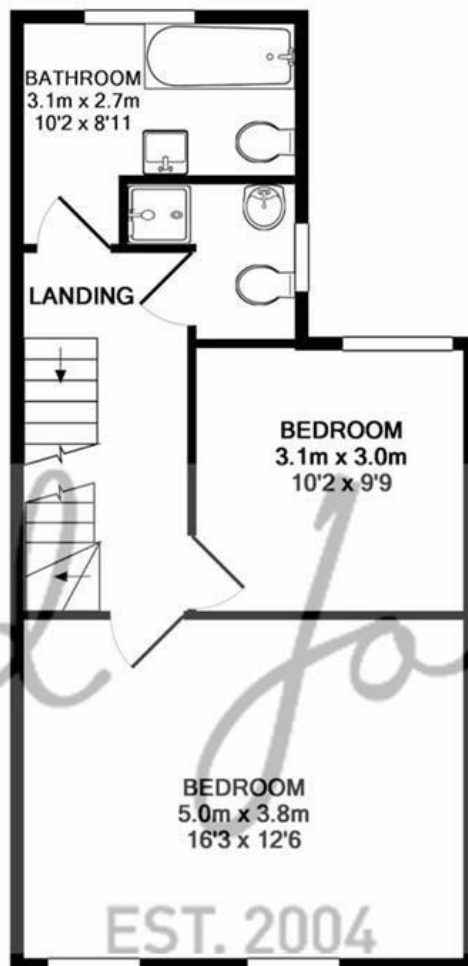
The property has the benefit of gas central heating, Upvc double glazing and is offered for sale with immediate vacant possession and no onward chain.

- FOUR BEDROOM END-OF-TERRACE HOUSE
- IN NEED OF MODERNISATION
- CONVENIENT TOWN CENTRE LOCATION
- CLOSE TO BUS SERVICES AND RAILWAY STATION
- SITTING/DINING ROOM
- KITCHEN
- FAMILY BATHROOM
- SEPARATE SHOWER ROOM
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- IMMEDIATE VACANT POSSESSION AND NO ONWARD CHAIN

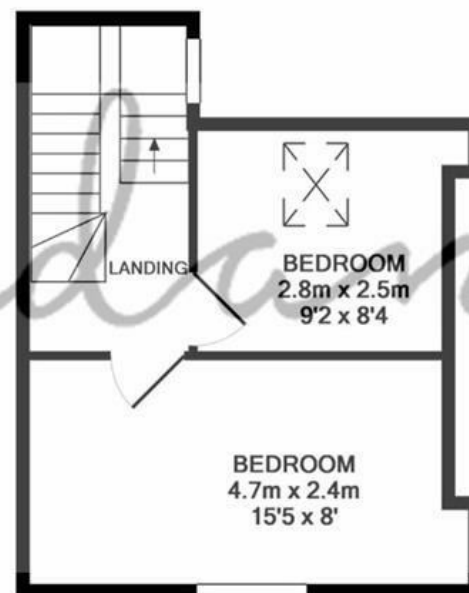




GROUND FLOOR
APPROX. FLOOR
AREA 44.0 SQ.M.
(474 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 44.7 SQ.M.
(481 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 26.3 SQ.M.
(283 SQ.FT.)

28 BLACHINGTON ROAD SEAFORD
TOTAL APPROX. FLOOR AREA 115.0 SQ.M. (1238 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: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: E



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