



9 RICHMOND ROAD, SEAFORD, BN25 1DB

THREE BEDROOM TOWN HOUSE WITH GARAGE - TOWN CENTRE LOCATION. On ground floor kitchen with fitted dishwasher, oven and hob/diner, utility cupboard, WC and garage. First floor has lounge, family bathroom, single bedroom, top floor has two double bedrooms, storage cupboards. Neutral decor throughout. Patio garden. Driveway parking to garage. Gas central heating, double glazing. Great location close to the town centre, train station, seafront and Salts recreation ground. Council Tax Band C. EPC C (74). Available end of November 2025.

£1,450 PCM

David Jordan

EST. 2004



- TOWN CENTRE WITH GARAGE AND PARKING
- GREAT LOCATION FOR SUPERMARKET, TRAIN STATION AND SALTS RECREATION GROUND
- KITCHEN WITH OVEN AND HOB/DINER
- PATIO GARDEN
- GROUND FLOOR WC
- MIDDLE FLOOR LOUNGE, FAMILY BATHROOM AND SINGLE BEDROOM
- TWO DOUBLE BEDROOMS, ONE WITH BUILT IN WARDROBES
- STORAGE CUPBOARDS
- DOUBLE GLAZING
- GAS CENTRAL HEATING

INFORMATION

Rent £1450 PCM (Pets would be considered at an extra £50 pcm)
Deposit £1673.00.

Holding deposit of £334 is required whilst references are obtained.

REFERENCE AFFORDABILITY CALCULATOR:-

An income of £43,500 per annum would be required to apply for this property.

COUNCIL TAX BAND

Local Authority: Lewes

Council Tax Band: C

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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