



**3 Bed
House - Semi-Detached
located in Alfriston Road**



**19 Alfriston Road
Seaford
BN25 3QD**



**Guide Price £400,000 -
£425,000**

GUIDE PRICE £400,000 - £425,000. A beautiful light and airy Victorian semi-detached house with period features which was modernised a few years ago. All internal doors are solid oak. Oak flooring in the entrance hall, dining room, kitchen and bathroom. The modern kitchen comes with solid oak work tops. The tiled bathroom is fitted with a free standing bath and walk in shower. The lovely private rear garden creates a safe play area for children.

The property offers three light and airy double bedrooms, a lounge, separate dining room, modern kitchen, a beautiful modern bathroom, a private rear garden plus a garage with a workshop and off road parking via a shared drive way.

The property is located close to transport links, schools and a corner shop.

These properties do not often come up for sale so a viewing is highly recommended.

Entrance Hall

The entrance hall leads to the first floor. Lovely wooden oak flooring and radiator with a beautiful screen.

Lounge

Lovely lounge with a bay window overlooking the front garden. An archway leads to the dining room. Beautiful period style cornice with an "centre rose light fitting" .

Built in cupboards.

Dining Room

Large window which makes the room light and airy. This decent size room can accommodate a large dining room table and seating.

Door leads to the under stair cupboard and a further door leads to the kitchen.

Kitchen

The kitchen has a good number of storage cupboards and units with wooden work tops. Porcelain butler sink, and an integrated electric oven, five burner gas hob, dishwasher, washing machine, wine rack and space for a large free standing fridge/freezer. A door leads to the private rear garden.

First Floor Landing

Three under stair storage cupboards

Main Bedroom

Double bedroom with a bay window overlooking the front garden. Built-in wardrobes.

Bedroom Two

Double bedroom with a window overlooking the rear garden.

Family Bathroom

The family bathroom is fitted with a large free standing porcelain bath, lovely radiator, free standing sink,, large walk in rain shower and toilet. Wooden flooring. Window overlooking the rear garden.

Bedroom Three

Second floor large double bedroom with a velux style window overlooking the rear garden. Lots of under eaves storage space.

Parking

Large garage with a workshop area and off road parking for x 1 car via a shared drive way.

Garden

Well stocked garden with mature trees and lovely seating area perfect for al fresco dining.

Sundries

Electric Meter box - storage cupboard in living room

Gas Meter box - storage cupboard in living room

Water Meter on street

Gas Boiler - in Kitchen

Council Tax

Tax Band C

Approx. Approx £2225,00 pa

Floor Plan

The plan and the dimensions above are for information purposes only and may not be to scale and representative of the property.

Mobile Reception, Broadband & WiFi Speed



Buyers have to rely on their own searches and surveys and by checking Offcom and Openreach internet sites







19 Alfriston Road, Seaford, BN25 3QD



GROUND FLOOR
59.5 sq.m. (641 sq.ft.) approx.

1ST FLOOR
38.6 sq.m. (419 sq.ft.) approx.

2ND FLOOR
16.2 sq.m. (174 sq.ft.) approx.



19 ALFRISTON ROAD SEAFORD

TOTAL FLOOR AREA: 114.3 sq.m. (1230 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CONTACT

20 Sutton Park Road
Seaford
East Sussex
BN25 1QU

E: info@seafordproperties.co.uk

T: 01323 899779

