



**3 Bed
House
located in Jevington Drive**



11 Jevington Drive Seaford BN25 2NX



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Asking Price £365,000

NO ONWARD CHAIN! Looking for a property where you can stamp your own mark? This three-bedroom detached house in the South West area of Seaford is just the one. Located close to the seafront, and within walking distance of the town centre, mainline railway station, local shops and bus services. The accommodation comprises in brief; lounge/dining room, kitchen, bathroom, downstairs W.W., gas central heating, southerly aspect garden, and driveway approach to the garage. An Early Viewing is Highly Recommended.

Entrance Porch

A good size entrance porch with door to Downstairs W.C.. Door to Lounge / Dining Room.

Downstairs W.C.

Window to the side. Comprising low level W.C. and small wash hand basin. High level electric wall mounted heater.

Lounge / Dining Room

Dual aspect, windows to front and rear with garden views. Feature Fireplace and two radiators. Under stairs storage cupboard. Door to :-

Kitchen

Window to the rear overlooking the southerly rear garden. Door to the side. In need of a replacement, the kitchen currently has base units with worksurface over. Space for various kitchen appliances such as upright fridge / freezer, under counter fridge or freezer. Inset single bowl stainless steel sink and drainer unit, space for washing machine and freestanding cooker to the side. Floor standing gas boiler and larder cupboard.

First Floor Landing

Window to the side. Doors to:-

Bedroom One

Window to the rear over looking the southerly rear garden. Radiator and built-in cupboard.

Bathroom

Window to the rear. Suite to comprise panel enclosed bath with electric shower over. low level W.C. and pedestal wash hand basin. Walls part tiled to half height and chrome heated towel rail.

Bedroom Two

Window to the front aspect. Radiator and built-in cupboard.

Bedroom Three

Window to the front. Small over stairs cupboard and radiator.

Outside

A level southerly facing rear garden, which is mainly laid to lawn with paved patio area. The garden is well established with border shrubs a trees. Covered walk way with gated entrance. Personal door to garage. The front formal garden has gated access down the side provide access to the rear garden. A concrete driveway approach to the garage offers off road parking.

Garage

Up and over door. Window to the rear with personal door, power and light.



11 Jevington Drive, BN25 2NX

Approximate Gross Internal Floor Area = 85.58 sq m / 921 sq ft

Garage Area = 16.32 sq m / 176 sq ft

Total Area = 101.9 sq m / 1097 sq ft

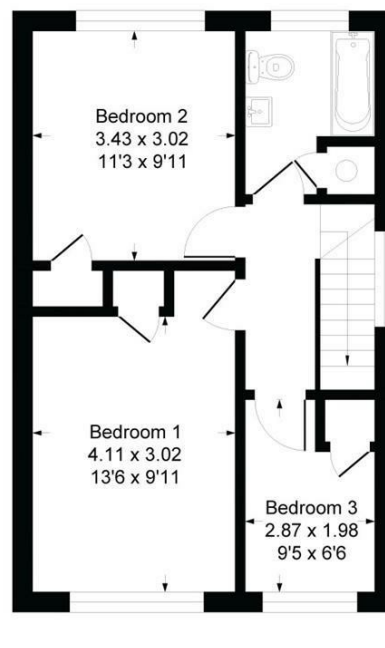
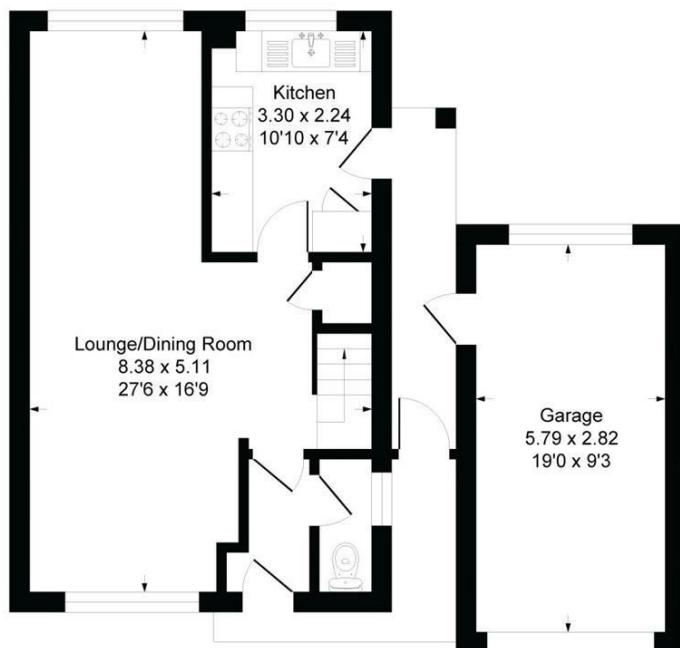


Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(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

