



**3 Bed
House - Semi-Detached
located in Cradle Hill Road**



**55 Cradle Hill Road
Seaford
BN25 3JA**



Guide Price £300,000

GUIDE PRICE £300,000 - £325,000. NO ONWARD CHAIN! A lovely well presented freehold semi detached family home set in a secluded spot in a cul de sac near local schools and local bus services. The property has had a new roof, ceilings plastered and a new floor laid in the living room.

The property offers a large lounge with dining area, fitted kitchen to the ground floor. Upstairs there are three bedrooms, and a family bathroom. Outside there is an enclosed landscaped rear garden with a paved patio area, garage and off-road parking.

Seaford town centre offers a mainline train station and Brighton/Eastbourne bus services are nearby.

Entrance Porch

Window overlooking communal garden.

Entrance Hall

Lounge/Dining Room

A good sized light and airy lounge/dining room with double aspect windows, sliding door leading to the front and communal garden and electric fire and surround. Double glazed window overlooking the rear garden. Large radiator.

Kitchen

Good number of storage units and worktop space with an integrated electric hob and oven, extractor fan and space for a washing machine and fridge/freezer. The boiler is wall mounted in the kitchen. A door leads into the rear garden.

First Floor Landing

Main Bedroom

A large double bedroom with a window overlooking the communal front garden. Built-in wardrobes and a radiator.

Bedroom Two

A double bedroom with a window overlooking the rear garden.

Bedroom Three

This bedroom has a Velux style window overlooking the front and communal garden. Now set up as an office.

Bathroom

White suite comprising of a bath with overhead shower, basin and toilet. Window.

Loft

Fully boarded loft with a drop down ladder and electricity connection.

Parking

Garage and one off road dedicated parking space. Parking is accessed via a communal drive way.

Garden

The private and secluded rear garden is well stocked with shrubs and has a patio area ideal for al fresco dining. The communal garden is jointly maintained by the owners of the six properties

Service Charge

Communal front garden maintenance contribution of £10 per month and managed by the owners of the 5 properties.

Sundries

Electric meter box - inside porch

Gas meter box - outside to left of front door

Boiler wall mounted in kitchen - installed approx 2 years ago and still under warranty.

Property built circa 1989

Floor Plan

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

Council Tax

Tax Band C - Approx. £2225 pa

Mobile Reception, Broadband & WiFi Speed



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





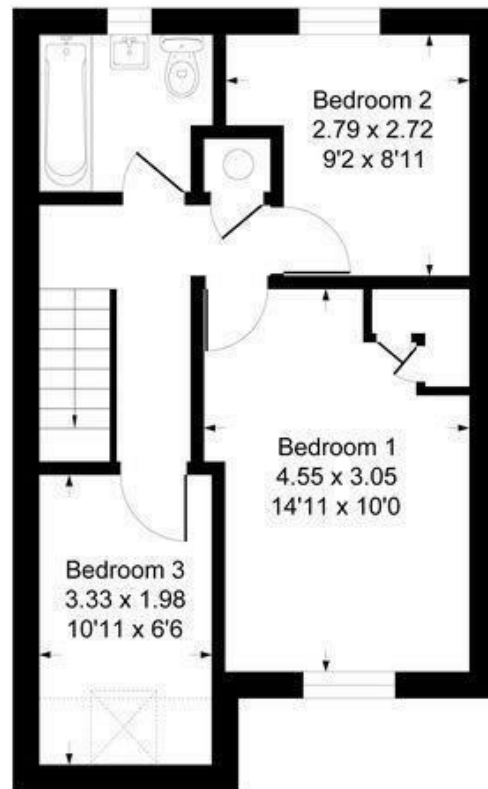
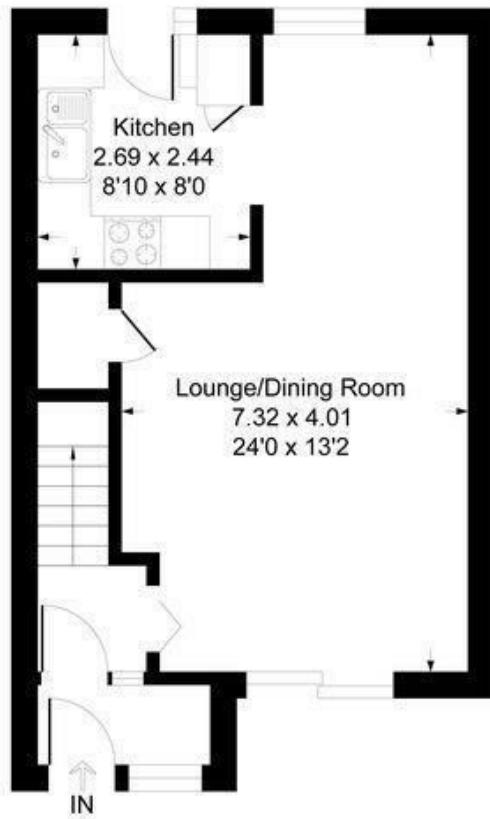


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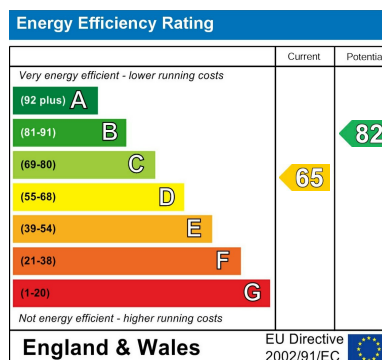
Approximate Gross Internal Floor Area = 76.4 sq m / 823 sq ft



Ground Floor

First Floor

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



DIRECTIONS

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