



Price
£325,000

Freehold

2x  1x  2x 

**Mercread Road, Seaford,
East Sussex, BN25**

cubitt&west
Helping you move forwards



Main features

- 1930s semi detached house in a great location
- Lounge and separate dining room
- Kitchen and utility room
- Good size bedrooms and modern shower room
- Offered with no onward chain



Nearest Schools

Primary Schools: Annecy Catholic Primary 0.3 miles, Seaford Primary 0.3 miles, Cradle Hill Community Primary 0.7 miles

Secondary Schools: Seaford Head Community College 0.5 miles, Bowden House School 0.5 miles, Newlands School 0.7 miles



Transport Information

Train Stations: Newhaven Harbour 2.5 miles, Newhaven Town 2.7 miles, Southease 5.1 miles

Accommodation

GROUND FLOOR

Hallway

Lounge: 15'2 x 11'4 (4.63m x 3.46m)

Dining Room: 11'9 x 9'4 (3.58m x 2.85m)

Kitchen: 8'8 x 7'6 (2.64m x 2.29m)

Utility Room : 6'4 x 5'6 (1.93m x 1.68m)

FIRST FLOOR

Landing

Bedroom 1: 12'7 x 12'5 (3.84m x 3.79m)

Bedroom 2: 11'9 x 9'4 (3.58m x 2.85m)

Shower Room

OUTSIDE

Front Garden

Rear Garden

Call Peacehaven - 01273 584511 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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