



## Cliff Close, Seaford, BN25 1BW By Auction £225,000 Freehold

SOLD PRIOR TO AUCTION

Auction Guide £225,000+

Vacant 4 bedroom townhouse style property arranged over 3 floors in need of updating whilst offering the perfect blank canvass for those buyers wishing to put their mark on their home.

From the first floor lounge is a balcony offering simply stunning views towards the sea and over the rear garden, both of which have a south westerly aspect. Double glazed windows and doors, a private drive to the integral garage, good size kitchen, also on the first floor compliment the accommodation as does the family bathroom, the second WC and additional shower room on the ground floor.

Situated within the highly desirable location adjacent to the seafront with easy access to both this and a green space recreational area whilst there is access to the town centre of Seaford itself that boast an entire range of facilities including bars, restaurants coffee shops and access to both Brighton and Eastbourne via road and rail.

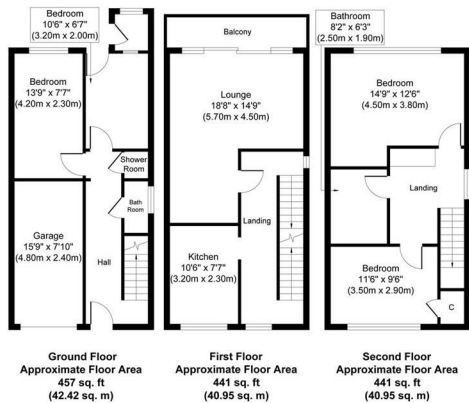
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Please note fees are payable in respect of the sale of this property, please refer to legal pack for details

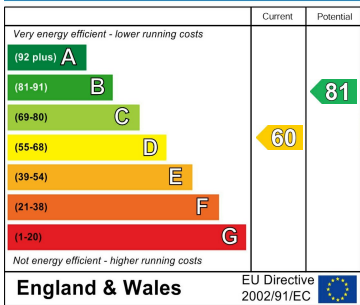




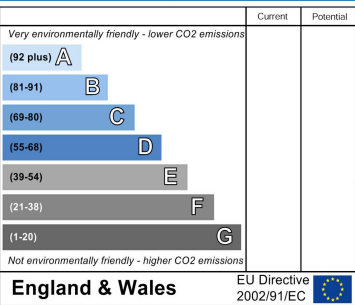


Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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



#### Environmental Impact (CO<sub>2</sub>) Rating



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 040**

#### THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has 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. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation.  
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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