

**Chichester Road, Seaford, BN25 2DT**

**Asking Price £340,000**

**Council Tax Band: C**





Situated in the CHARMING coastal town of SEAFORD, this DELIGHTFUL house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The single reception room is both inviting and spacious, providing a wonderful area for relaxation or entertaining guests.

The house is well presented throughout, showcasing a thoughtful design that maximises the available space. The accommodation is generous, ensuring that you will have plenty of room to live and thrive. Additionally, the property is offered with vacant possession, allowing for a smooth transition into your new home.

One of the standout features of this property is its beautifully manicured rear garden, which provides a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The garden is perfect for summer barbecues or quiet evenings under the stars.

Location is key, and this house does not disappoint. It is conveniently situated close to Seaford Town, where you can find a variety of shops, cafes, and amenities. Furthermore, the stunning beach is just a short stroll away, offering the perfect opportunity for seaside walks and leisure activities.

In summary, this well-appointed house on Chichester Road presents an excellent opportunity for those looking to settle in a vibrant community, with the added benefit of spacious living and a lovely garden. Do not miss the chance to make this charming property your new home.



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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 79                      |
| (55-68) D                                   | 62      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |