

2 MEADOW WAY, SEAFORD, BN25 4QT

£475,000

This three/four bedroom detached house requires substantial modernisation but offers an excellent opportunity to transform a spacious property into a wonderful family home.

Situated in a cul-de-sac just off Eastbourne Road, the property is within a mile of nursery, primary and secondary schools, together with sixth form facilities. Bus stops providing services between Brighton and Eastbourne are approximately 100 metres away, whilst the railway station is approximately a mile distant.

The first floor accommodation comprises three bedrooms, a family bathroom and separate WC. On the ground floor are an entrance hall, lounge, dining room, kitchen/breakfast room, utility room and playroom/bedroom four.

The property is offered for sale with immediate vacant possession and no onward chain.

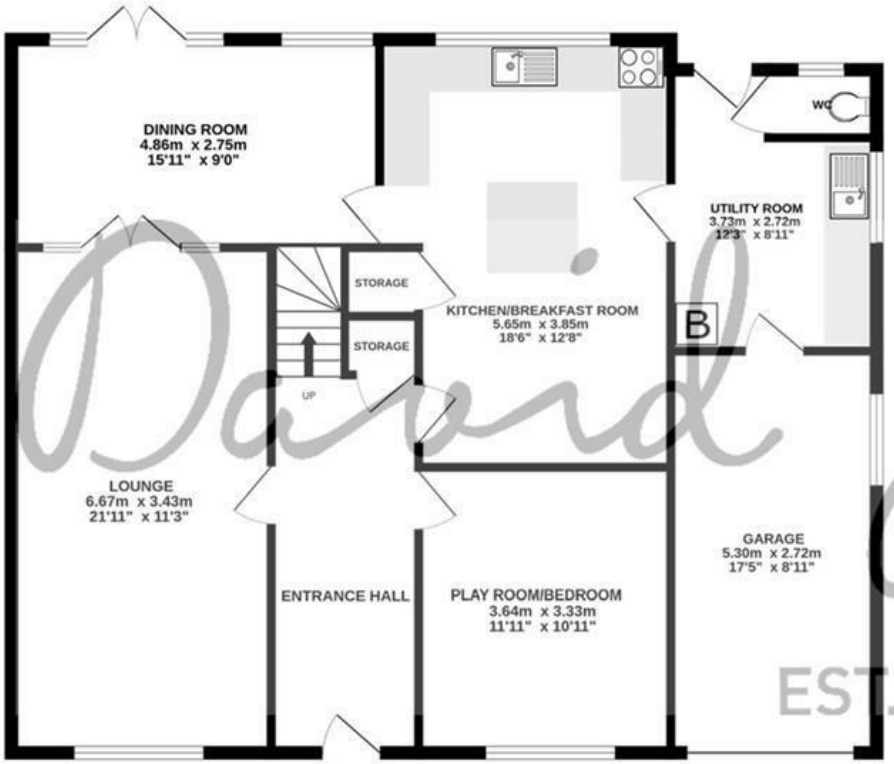
Important Notice: The property requires substantial modernisation and repair. Prospective purchasers are advised to exercise caution when viewing, as there are areas of uneven flooring, potential trip hazards, damaged ceilings and overgrown garden areas. Viewings are undertaken at the viewer's own risk, and suitable care should be taken throughout.

- THREE / FOUR BEDROOM DETACHED FAMILY HOUSE
- REQUIRING SUBSTANTIAL MODERNISATION
- OFF ROAD PARKING AND GARAGE
- SITUATED IN A CUL-DE-SAC JUST OFF EASTBOURNE ROAD
- WITHIN A MILE OF NURSERY, PRIMARY AND SECONDARY SCHOOLS AND SIXTH FORM FACILITIES
- BUS SERVICES TO BRIGHTON AND EASTBOURNE APPROXIMATELY 100 METRES AWAY
- RAILWAY STATION APPROXIMATELY ONE MILE DISTANT
- THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM AND SEPARATE WC
- LOUNGE, DINING ROOM, KITCHEN / BREAKFAST ROOM, UTILITY ROOM AND PLAYROOM / BEDROOM FOUR
- OFFERED FOR SALE WITH IMMEDIATE VACANT POSSESSION AND NO ONWARD CHAIN

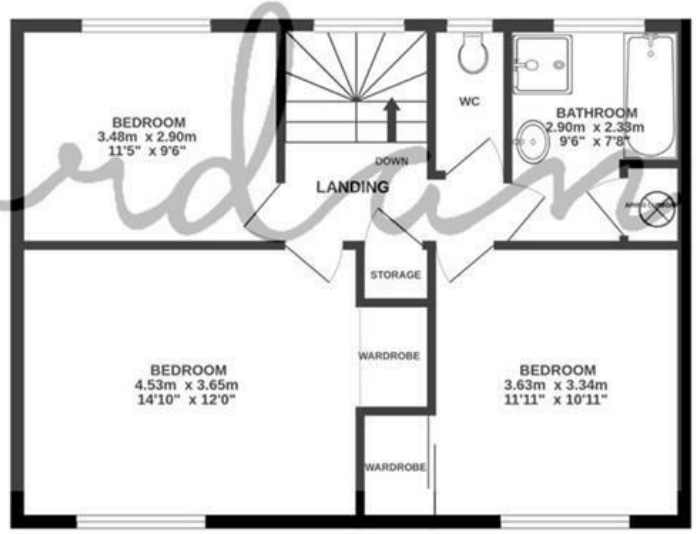




GROUND FLOOR
106.6 sq.m. (1147 sq.ft.) approx.



1ST FLOOR
57.7 sq.m. (621 sq.ft.) approx.



David Jordan
EST. 2004

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TOTAL FLOOR AREA : 164.2 sq.m. (1768 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: F



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have 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. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

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