

6 COXWELL CLOSE, SEAFORD, BN25 3FE

£325,000

Offered for sale with no onward chain, this three-bedroom semi-detached family home is situated on the northern outskirts of Seaford, conveniently positioned for a local bus route and Cradle Hill Primary School. Seaford town centre and the mainline railway station, with services to Lewes, Brighton and London Victoria, are approximately a mile and a half away.

Seaford is a delightful coastal town offering a wide range of shopping and recreational facilities, including several restaurants, two golf courses, a leisure centre, unspoilt seafront and yacht club.

The accommodation comprises a kitchen/breakfast room, lounge/dining room with double doors opening onto the rear garden, ground floor cloakroom, three bedrooms, family bathroom and en-suite shower room.

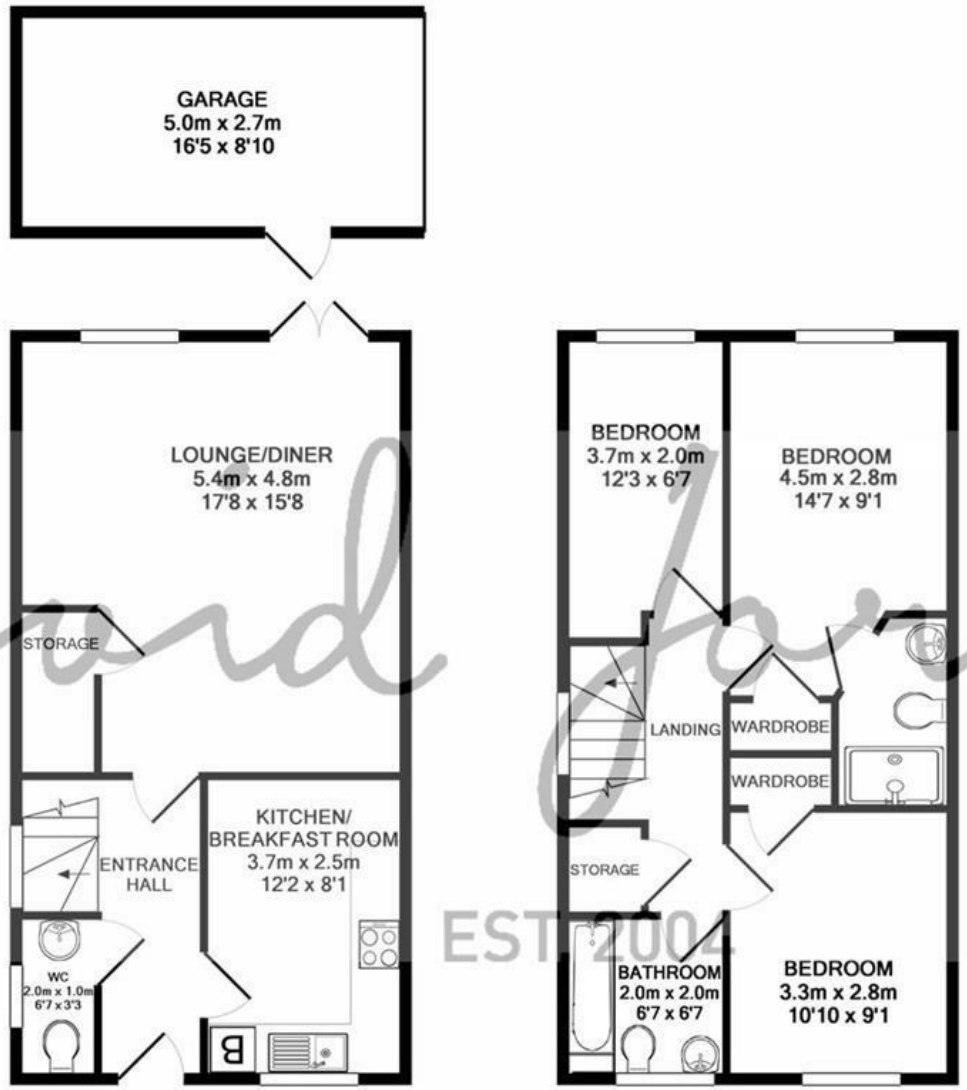
Further benefits include uPVC double glazing and gas central heating.

Pleased be advised there is a annual fee of £360.88 (2026 bill) to be paid to Trinity for the maintenance of external common areas like the park and fences etc.

- THREE BEDROOM SEMI-DETACHED HOUSE
- IMMEDIATE VACANT POSSESSION AND NO ONWARD CHAIN
- OFF ROAD PARKING AND GARAGE
- KITCHEN / BREAKFAST ROOM
- FAMILY BATHROOM, EN-SUITE SHOWER ROOM AND GROUND FLOOR CLOAKROOM
- LOUNGE / DINER
- DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING
- UNDERSTOOD TO HAVE BEEN CONSTRUCTED IN 2009
- LOCATED WITHIN APPROXIMATELY HALF A MILE OF CRADLE HILL PRIMARY SCHOOL AND LOCAL SHOPS
- APPROXIMATELY A MILE AND A HALF FROM SEAFORD TOWN CENTRE AND RAILWAY STATION







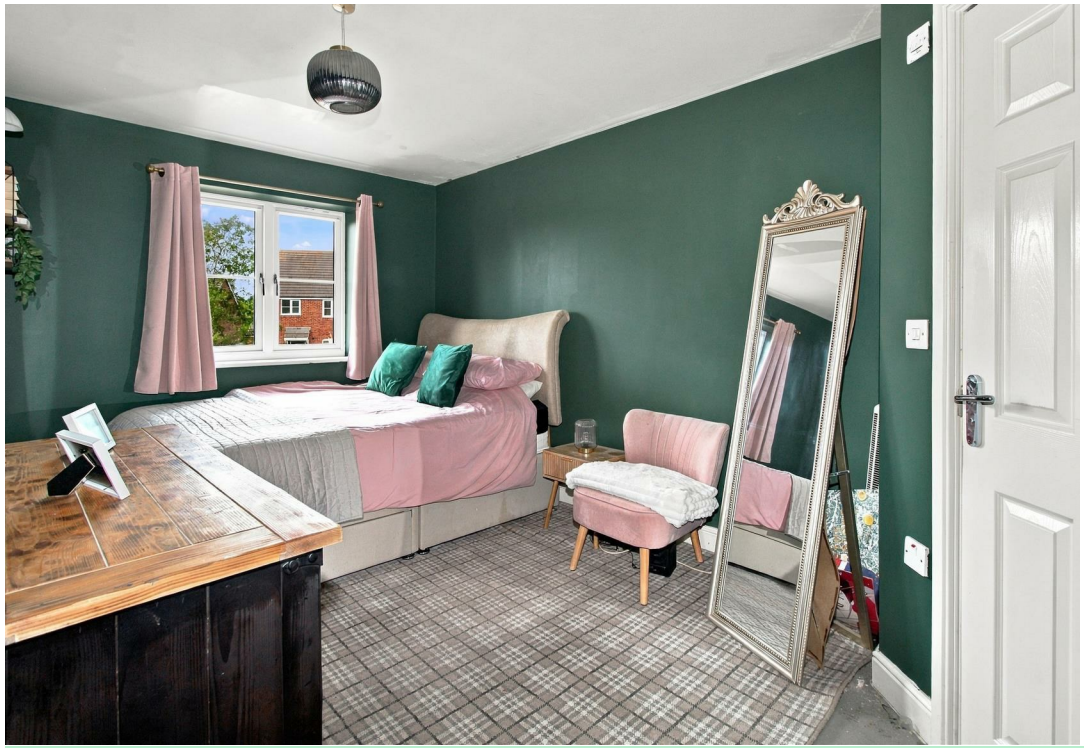
David Jordan
EST 2004

GROUND FLOOR
APPROX. FLOOR
AREA 56.9 SQ.M.
(613 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 43.4 SQ.M.
(467 SQ.FT.)

6 COXWELL CLOSE SEAFORD
TOTAL APPROX. FLOOR AREA 100.3 SQ.M. (1080 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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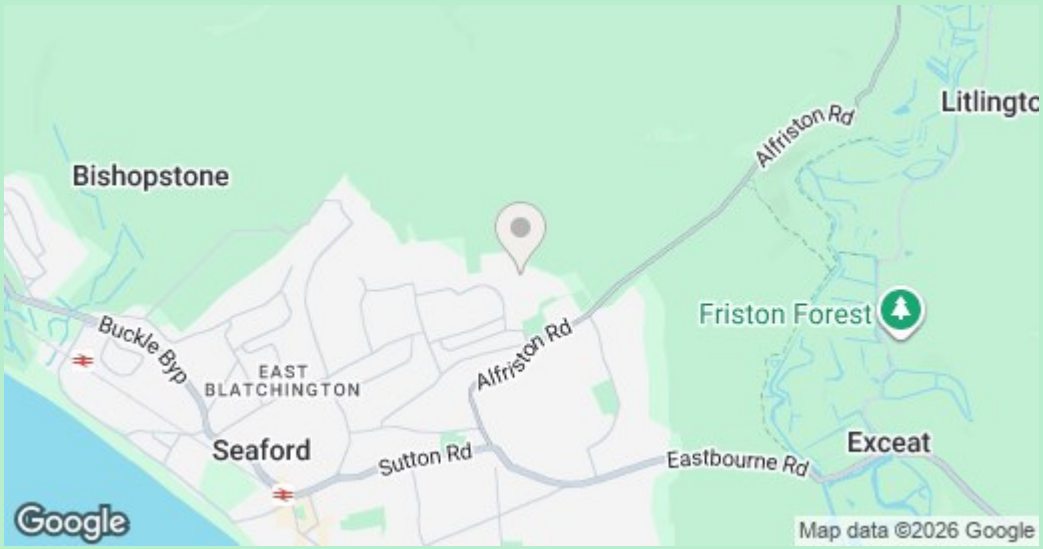
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



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.

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