



96 PRINCESS DRIVE, SEAFORD, BN25 2TS

£385,000

A three bedroom semi-detached house located in this sought after residential area, approximately one mile from Seaford town centre and railway station. Cradle Hill Primary School and Seaford Primary School are both within one mile, with a local childrens' park and Co-op convenience store approximately 150 metres away.

The property comprises an open plan sitting room and dining room, conservatory, kitchen, three bedrooms, family bathroom and cloakroom. To the front, there is brick paved off road parking for two vehicles and a garage. The rear garden is of a good size, mainly laid to lawn with a paved patio.

Further benefits include gas fired central heating and double glazing.

- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF ROAD PARKING FOR TWO VEHICLES AND GARAGE
- OPEN PLAN SITTING ROOM AND DINING ROOM
- BATHROOM AND CLOAKROOM
- REAR GARDEN
- LOCATED WITHIN APPROXIMATELY 150 METERS FOR PARK AND CO-OP CONVENIENCE STORE
- SEAFORD TOWN CENTRE AND RAILWAY STATION ARE APPROXIMATELY A MILE DISTANT
- CRADLE HILL PRIMARY SCHOOL AND SEAFORD PRIMARY SCHOOL ARE BOTH LOCATED WITHIN A MILE.
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING





Ground floor

HALL

Entrance door. Stairs to first floor. Radiator.

CLOAKROOM

Close coupled wc. Pedestal wash basin with tiled splash back and mirror above.

Radiator. Double glazed window.

OPENING PLAN SITTING ROOM AND DINING ROOM

Three radiators. Double glazed window to front. Under stairs storage cupboard with consumer unit. Double glazed patio door to:

CONSERVATORY

Double glazed window and door to rear garden.

KITCHEN

Wall and base units. Work surface with four ring gas hob and cooker hood above.

Double oven. Sink and drainer. Integrated fridge freezer. Wall mounted Baxi boiler.

Space for washing machine. Double glazed window and door to rear garden.

First floor

LANDING

Double glazed window to side. Hatch to loft with fitted ladder and being part boarded.

Linen cupboard housing hot water cylinder.

BEDROOM ONE

Double glazed window to front. Radiator. Two double wardrobes.

BEDROOM TWO

Double glazed window with views over rear garden. Radiator.

BEDROOM THREE

Double glazed window to front. Radiator.

BATHROOM

White suite comprising close coupled wc, pedestal wash basin and bath with shower above. Tiled walls. Towel rail. Double glazed window.

Outside

REAR GARDEN

Mainly laid to lawn with paved patio. Shrub and hedge planting. Gated side access to front. Exterior tap.

GARAGE

Accessed via up and over door with light and personal door to rear.

FRONT

Brick paved off road parking for two vehicles. Remainder laid to lawn.

Disclaimer

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.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating:



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.

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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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EST. 2004