







3 Bed

House - Mid Terrace

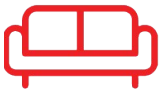
located in Blatchington Road

SEAFORD PROPERTIES

35 Blatchington Road
Seaford
BN25 2AF


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Guide Price £280,000-£300,000 Seaford Properties bring to the market this three bedroom terraced home, located within walking distance of Seaford town centre and all local amenities. Offering spacious living accommodation, three bedrooms and a loft room. The ground floor briefly comprises, a welcoming entrance hall that flows into the lounge which opens to the dining room. To the rear of the property, you will find a bright fitted kitchen and family bathroom. Between the kitchen and bathroom is a door leading to the private rear garden. The first floor offers the master bedroom, separate w.c. and two further bedrooms. The property is ideal for anyone looking to add their own touches; and has the potential to extend into the loft room, which is already partly converted with a window in it.

Entrance Hall
Covered entrance with glazed door to Entrance Porch. Further internal glazed door to Entrance Hall. Radiator. Staircase to first floor and down to the cellar.

Lounge
Double glazed window to the front. Feature fireplace with brick built surround and timber mantle. Internal obscure window with glass display shelves. Radiator. Archway to Dining Room.

Dining Area
The dining room offers space for a table and chairs. It also has built in storage cupboards, one being the airing cupboard. Radiator and door to conservatory.

Conservatory
Accessed via the dining area you enter the conservatory, which has lighting and power outlets. There is also access to the courtyard garden.

Kitchen
Large window to the side. A well-appointed kitchen with a matching range of wall and base units. Work surfaces with inset single bowl stainless steel sink and drainer unit. Integrated electric hob, with separate eye level oven. Space for washing machine and upright fridge / freezer.

Rear Entrance
Door to rear courtyard garden.

Family Bathroom
Double glazed window to the rear and side. Suite to comprise bath, wall mounted wash hand basin, separate shower and low level W.C. Radiator.

First Floor Landing
Ladder to loft room. Built-in cupboard.

Bedroom
Double glazed window to the side. Radiator.

Separate W.C.
Double glazed window to the side. Low level W.C. and wash hand basin with tiled splash back.

Bedroom
Double glazed window to the rear. Wall to wall mirror fronted wardrobes. Radiator.

Bedroom
Double glazed window to the front. Built-in wardrobes. Radiator.

Loft Room
Accessed via the ladder and has plenty of space for an office and also includes lots of Eaves storage. Window to the rear.

Outside
Rear courtyard garden. Being paved and having a raised flowerbed.

Cellar Room
Accessed from the entrance hall under stairs. Suitable storage space.

Council Tax Band C
EPC Rating D









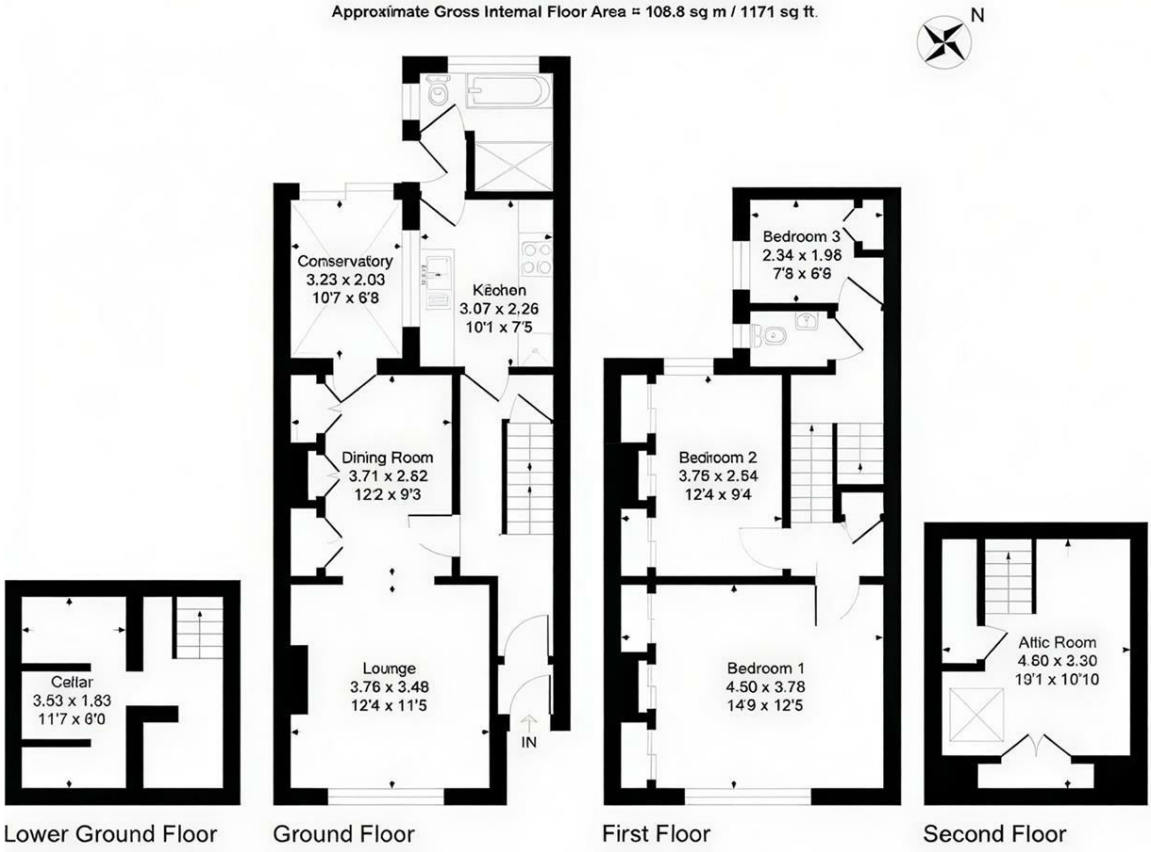


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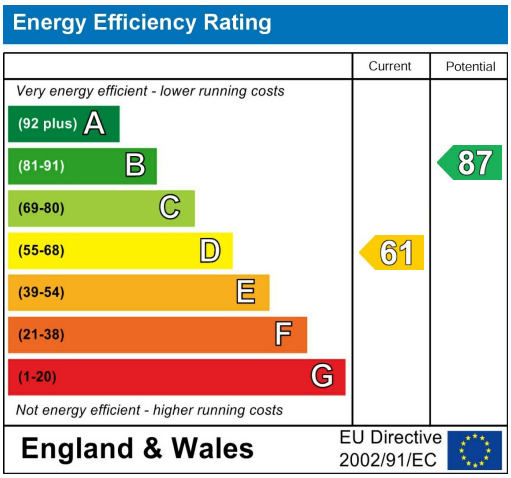


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Approximate Gross Internal Floor Area = 108.8 sq m / 1171 sq ft.



Rustration for identification purposes only, measurements are approximate, not to scale



- Money Laundering Regulations 2017

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation once an offer has been accepted. We kindly request your cooperation to avoid any unnecessary delays in the sales process.

- Property Information

Whilst every effort has been made to ensure the accuracy and reliability of these sales particulars, they are intended only as a general guide to the property. If there is any aspect which is of particular importance to you, please contact our office and we will be happy to verify the information.

- Prospective purchasers should confirm the availability of the property and arrange an appointment to view before travelling. Items shown within photographs are not included in the sale unless specifically referred to within the particulars, although some items may be available by separate negotiation.
- Measurements

All room measurements and floor areas are approximate and provided for guidance purposes only. Buyers are advised to check all dimensions carefully before ordering carpets, furnishings, or fitted furniture.

- Services and Tenure

We have not tested any apparatus, equipment, fixtures, fittings, or services and therefore cannot confirm that they are in working order or fit for purpose. Buyers are advised to obtain confirmation from their solicitor or surveyor.

- Any reference to tenure or lease information is based on details supplied by the seller. We have not inspected the title documentation and purchasers should seek verification from their solicitor.
- These particulars are issued in good faith but do not constitute representations of fact and should not be relied upon as statements of representation or form part of any contract or offer.

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