



10 SEAFIELD CLOSE, SEAFORD, EAST SUSSEX, BN25 3JP

£350,000

This three-bedroom mid-terrace house is situated in this popular residential location just off Alfriston Road, within a mile of two primary schools, local shops and bus routes serving both Brighton and Eastbourne. Seaford town centre, with its range of amenities and mainline railway station, is approximately one and a quarter miles distant.

The accommodation is arranged over three floors and benefits from a loft conversion.

The ground floor comprises an entrance hall, lounge/dining room and kitchen with access to the rear garden.

The first floor offers two good-sized bedrooms together with a family bathroom.

The converted loft provides a spacious principal bedroom suite with ample wardrobe space and an en-suite shower room.

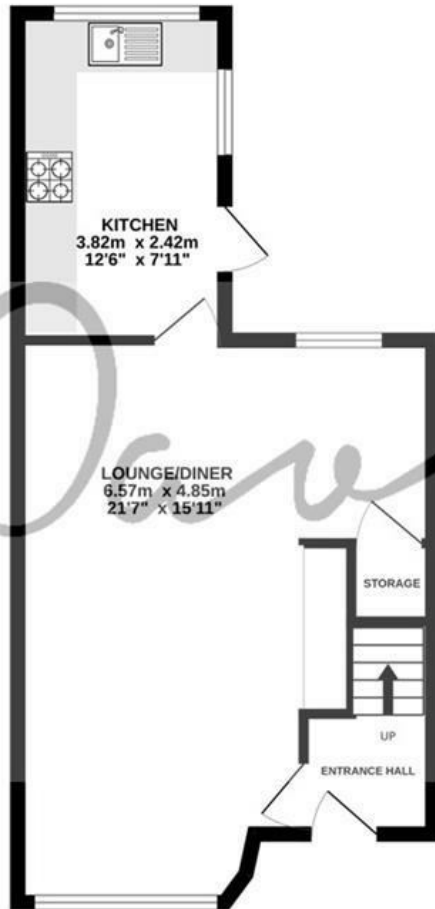
Outside, there is a generous enclosed rear garden with a timber shed, whilst the front of the property provides off-road parking for two vehicles.

An internal inspection is highly recommended to fully appreciate the accommodation on offer.

- THREE BEDROOMS
- MID-TERRACE HOUSE
- GENEROUS SIZED REAR GARDEN
- OFF ROAD PARKING FOR TWO VEHICLES
- WORCESTER BOSCH GAS COMBINATION BOILER INSTALLED JANUARY 2026
- FAMILY BATHROOM AND EN-SUITE TO MAIN BEDROOM
- CLOSE TO LOCAL PRIMARY SCHOOLS AND SHOPS
- SITUATED IN A POPULAR CUL-DE-SAC
- SEPARATE KITCHEN
- LOUNGE DINER



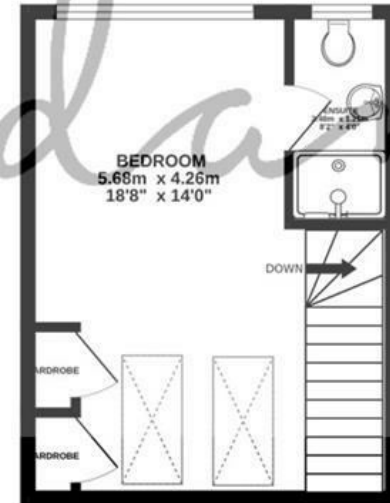
GROUND FLOOR  
39.3 sq.m. (423 sq.ft.) approx.



1ST FLOOR  
29.5 sq.m. (317 sq.ft.) approx.



2ND FLOOR  
24.2 sq.m. (260 sq.ft.) approx.



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TOTAL FLOOR AREA : 93.0 sq.m. (1001 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: C

## ENERGY PERFORMANCE

### CERTIFICATES (EPC)

Energy Efficiency Rating: C

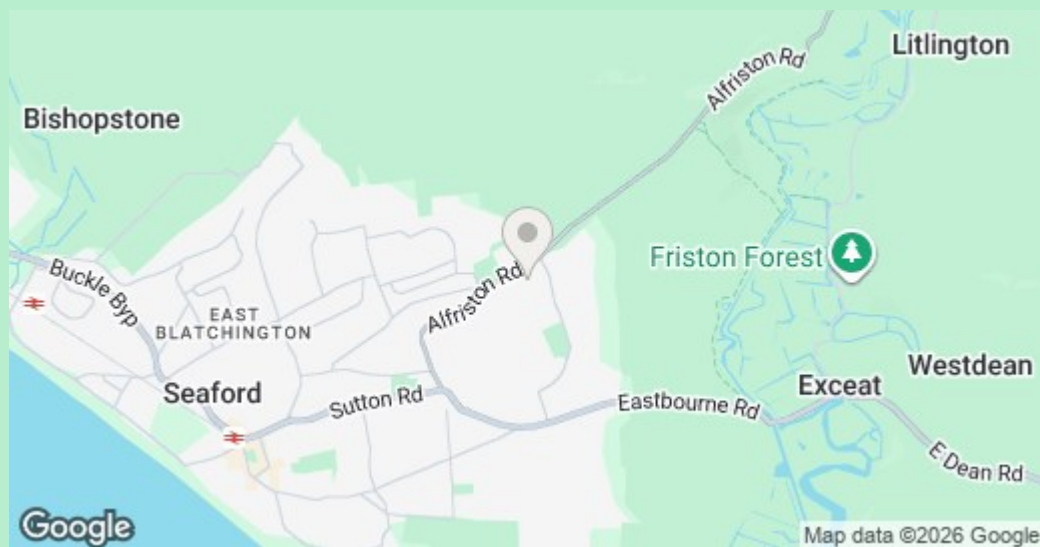
## DISCLAIMER

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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EST. 2004