

6 BEACON ROAD, SEAFORD, BN25 2NB

£525,000

This three bedroom detached chalet, understood to have been constructed in the 1960s, requires some modernisation. The accommodation includes a porch, hall, cloakroom, sitting room, kitchen/breakfast room and bedroom with en-suite shower room on the ground floor. On the first floor, there are two further bedrooms and an additional bathroom.

The property occupies a highly desirable location, approximately half a mile from Seaford town centre, the railway station, and bus services. Multiple local shops are less than half a mile away. The seafront and Seaford Primary School are also approximately half a mile away.

The mainly level rear garden is predominantly laid to lawn, complemented by mature trees, hedges and shrubs. The property also benefits from a garage and brick paved off-road parking.

Additional features include gas central heating, external double glazing and the property being sold with vacant possession and no onward chain.

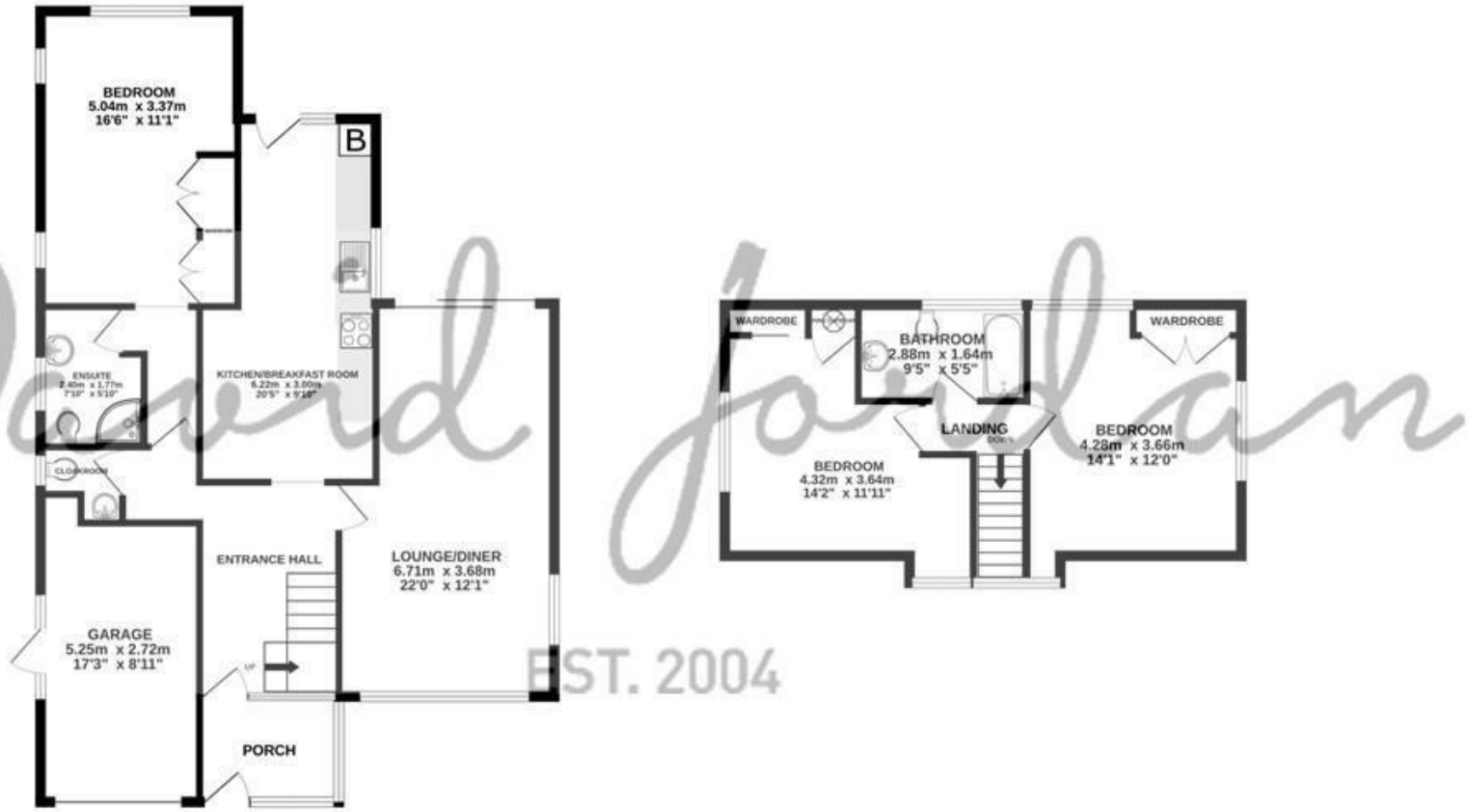
- THREE BEDROOM DETACHED CHALET
- GROUND FLOOR BEDROOM WITH EN-SUITE SHOWER ROOM
- TWO FIRST FLOOR BEDROOMS WITH FAMILY BATHROOM
- VACANT POSSESSION AND NO ONWARD CHAIN
- OFF ROAD PARKING AND GARAGE
- KITCHEN / BREAKFAST ROOM
- SITTING ROOM
- GAS FIRED CENTRAL HEATING AND EXTERIOR DOUBLE GLAZING
- APPROXIMATELY HALF A MILE FROM SEAFORD TOWN CENTRE, THE RAILWAY STATION, AND BUS SERVICES
- THE SEAFRONT AND SEAFORD PRIMARY SCHOOL ARE ALSO APPROXIMATELY HALF A MILE AWAY





GROUND FLOOR
92.3 sq.m. (994 sq.ft.) approx.

1ST FLOOR
39.0 sq.m. (419 sq.ft.) approx.



David Jordan
EST. 2004

6 BEACON ROAD SEAFORD

TOTAL FLOOR AREA : 131.3 sq.m. (1413 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: D



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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