39 COXWELL CLOSE, SEAFORD, EAST SUSSEX, BN25 3FE

£289,950

A well presented mid-terrace house understood to have been constructed by Bloor Homes in 2009 and situated on the northern outskirts of Seaford, within half a mile of bus route to Brighton and Eastbourne, Cradle Hill Primary School and downland walks. The town centre and railway station are approximately a mile and a half distant.

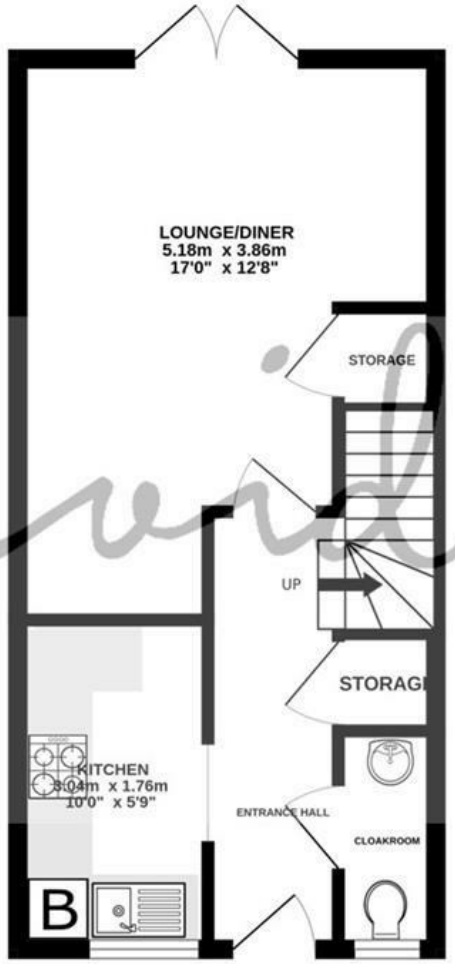
The accommodation on the ground floor comprises entrance hall, cloakroom, kitchen, lounge/dining room and uPVC double glazed doors to the rear garden.

There are two double bedrooms on the first floor with bedroom two benefitting from built in wardrobes.

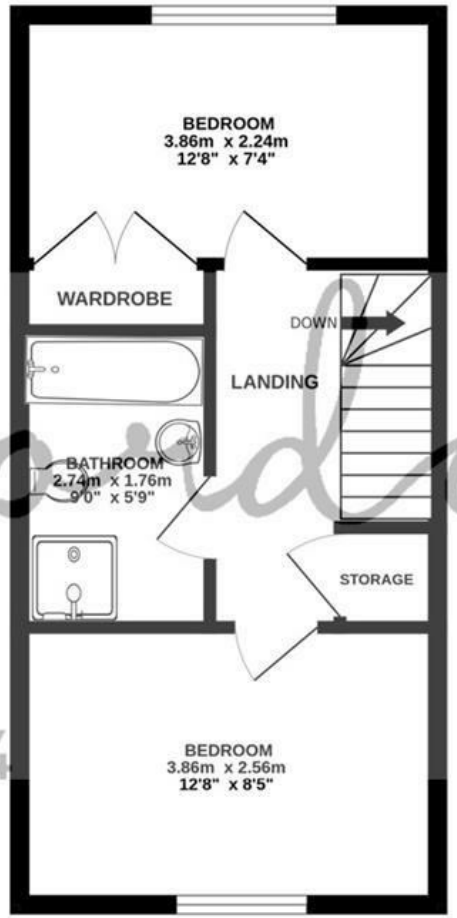
The property has the benefit of gas central heating, uPVC double glazing and two off road parking spaces.

- TWO BEDROOM MID-TERRACE HOUSE
- UNDERSTOOD TO HAVE BEEN CONSTRUCTED IN 2009 BY BLOOR HOMES
- DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING
- TWO ALLOCATED PARKING SPACES
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- KITCHEN AND LOUNGE / DINER
- SEAFORD TOWN CENTRE AND RAILWAY STATION ARE APPROXIMATELY A MILE AND A HALF DISTANT
- WITHIN HALF A MILE OF BUS ROUTE TO BRIGHTON AND EASTBOURNE, CRADLE HILL PRIMARY SCHOOL AND DOWNLAND WALKS
- BEING SOLD WITH NO ONWARD CHAIN

GROUND FLOOR
31.7 sq.m. (341 sq.ft.) approx.



1ST FLOOR
31.7 sq.m. (341 sq.ft.) approx.



David Jordan
EST. 2004

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TOTAL FLOOR AREA : 63.4 sq.m. (683 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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