



27 BLATCHINGTON ROAD, SEAFORD, EAST SUSSEX, BN25 2AB

£325,000



A three bedroom end of terrace house, conveniently situated within walking distance of Seaford town centre, mainline railway station, bus routes to Brighton and Eastbourne and shopping facilities.

The accommodation, which is arranged over three floors, comprises a good sized through sitting/dining room and modern kitchen with double glazed window and door leading to the rear yard.

The first floor has the advantage of a large family bathroom and two bedrooms. A further double bedroom with ample eaves storage is located on the second floor.

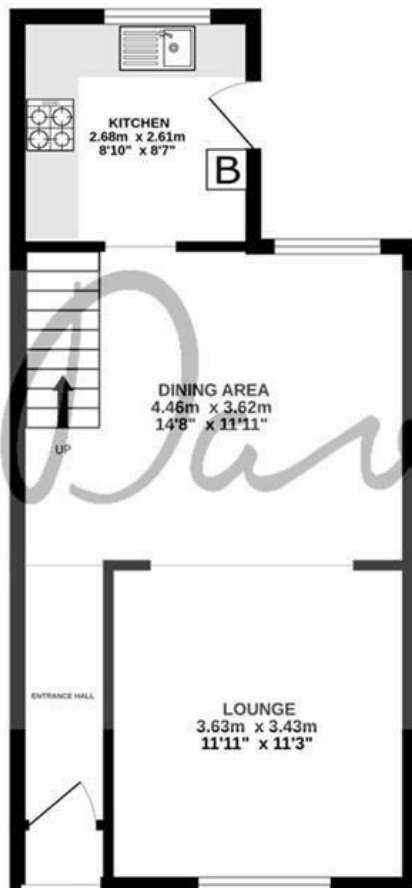
The property is deceptive, and has the benefit of gas central heating and uPVC double glazing.

An internal inspection is advised to appreciate the accommodation on offer.

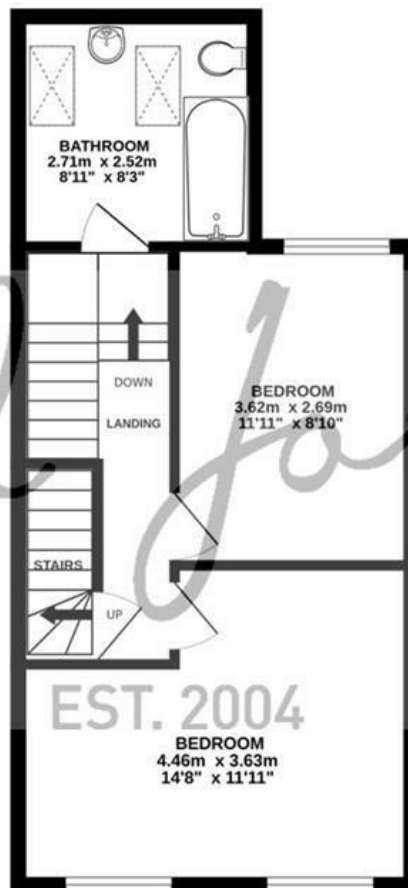
- THREE BEDROOMS END OF TERRACE HOUSE
- FULL OF CHARACTER AND WELL-PRESENTED
- APPROXIMATELY 0.4 MILES FROM SEAFORD PRIMARY SCHOOL
- TOWN CENTRE LOCATION BEING APPROXIMATELY 200 METERS FROM SEAFORD RAILWAY STATION AND BUS ROUTES TO BRIGHTON AND EASTBOURNE
- MODERN KITCHEN
- LIVING AND DINING ROOM
- ACCOMMODATION ARRANGED OVER THREE FLOORS
- LARGE FAMILY BATHROOM
- DECEPTIVELY SPACIOUS
- OUTSIDE DECKED AREA



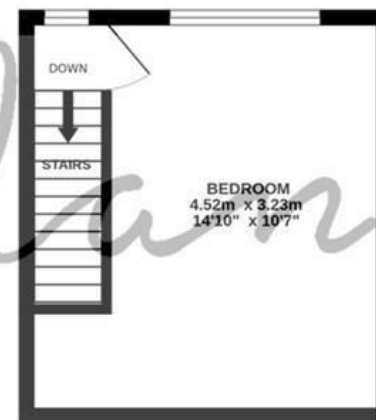
GROUND FLOOR  
39.3 sq.m. (423 sq.ft.) approx.



1ST FLOOR  
39.3 sq.m. (423 sq.ft.) approx.



2ND FLOOR  
18.3 sq.m. (197 sq.ft.) approx.



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TOTAL FLOOR AREA : 97.0 sq.m. (1044 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: B

## 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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EST. 2004