

36 CUCKMERE ROAD, SEAFORD, BN25 4DJ

£540,000

An attractive bay fronted four bedroom detached house situated in the sought after South-Eastern corner of Seaford, enjoying a southerly aspect rear garden and views of Seaford Head and adjoining farmland.

Seaford town centre with mainline railway station, bus routes, individual shops, restaurants, coffee shops and parks can be found within approximately a mile and a half. Other features of the town include a leisure centre, two golf courses, one and a half miles of promenade and Sailing club, a choice of four primary schools and an Ofsted rated 'outstanding' secondary school.

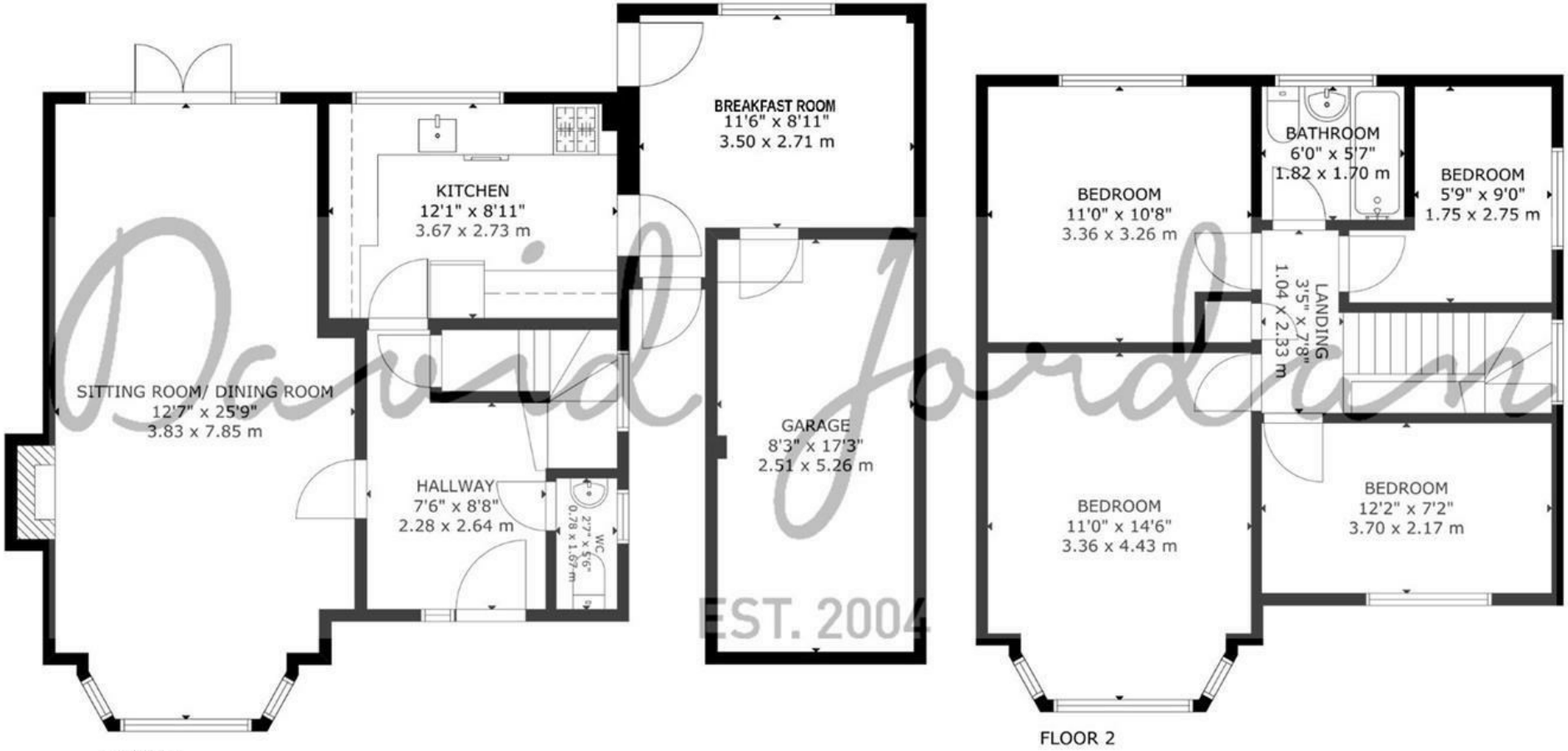
The ground floor accommodation comprises a welcoming entrance hall, cloakroom WC, dual aspect through living/dining room, the kitchen and breakfast room enjoy views over the rear garden.
Four bedrooms and a family bathroom complete the first floor accommodation.

The rear garden enjoys a Southerly aspect is level and considered to be a good size. The front garden is laid to lawn with a single drive leading to the garage.

- ATTRACTIVE BAY FRONTED DETACHED HOUSE
- FAVOURED LOCATION
- SOUTHERLY ASPECT
- VIEWS TO SEAFORD HEAD
- CLOSE TO SCENIC WALKS
- LEVEL REAR GARDEN
- FOUR BEDROOMS
- THROUGH LIVING DINING ROOM WITH LOG BURNER
- KITCHEN AND BREAKFAST ROOM
- GARAGE & DRIVEWAY







David Jordan
EST. 2004

GROSS INTERNAL AREA
TOTAL: 111 m²/1,193 sq ft
FLOOR 1: 61 m²/653 sq ft, FLOOR 2: 50 m²/540 sq ft
EXCLUDED AREAS: GARAGE: 13 m²/142 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004