



31 CRADLE HILL ROAD, SEAFORD, BN25 3JA

£295,000

Situated on Cradle Hill Road, this well presented three bedroom home offers an opportunity for first-time buyers and families alike.

Ideally located less than a mile from a Cradle Hill Primary School and Nursery, and parade of shops. The property also benefits from easy access to nearby bus routes serving Seaford town centre, Brighton and Eastbourne. Seaford Town centre is less than two miles distant.

The accommodation comprises a living area that flows seamlessly into the dining area, conservatory and kitchen. Upstairs, there are three bedrooms and a modern family bathroom.

To the rear, a double-glazed conservatory provides access to the enclosed rear garden, which has been designed for low maintenance with a generous decking area and patio. Additionally, a timber-framed summer house, complete with power, is situated at the end of the garden with two sheds behind.

Further benefits include double glazing throughout and gas central heating.

- THREE BEDROOM, MID-TERRACED HOUSE
- BEAUTIFULLY PRESENTED
- LOW MAINTENANCE SOUTH FACING REAR GARDEN WITH SUMMER HOUSE
- KITCHEN FINISHED TO A MODERN STANDARD
- OPEN PLAN LIVING/KITCHEN/DINER
- DOUBLE GLAZED CONSERVATORY
- DOUBLE GLAZED THROUGHOUT, AND GAS FIRED CENTRAL HEATING
- COMMUNAL PARKING
- LESS THAN A MILE DISTANT FROM CRADLE HILL PRIMARY SCHOOL AND LOCAL PARADE OF SHOPS
- SHORT WALKS TO LOCAL BUS ROUTES TO SEAFORD, BRIGHTON AND EASTBOURNE





Ground floor

ENTRANCE HALL

Decorative wood panelling to part of the walls. Stairs rising to the first floor. Radiator.

LIVING AREA

Window to the front. Radiator. Open-plan archway into...

DINING AREA

Double glazed doors leading into the conservatory. Vertical radiator. Open-plan archway into...

KITCHEN

Range of wall-mounted and base units. Integrated appliances include a fridge/freezer, induction hob with cooker hood above, and oven. Space for white goods such as a washing machine and dishwasher. Sink with drainer. Two windows overlooking the rear garden. Worcester Bosch gas-fired boiler.

CONSERVATORY

Part brick-built. Power. Sliding door leading to the rear garden.

First floor

LANDING

Airing cupboard housing the hot water cylinder with shelving. Loft hatch with integrated ladder, part boarded with light.

BEDROOM ONE

Window to the rear. Radiator.

BEDROOM TWO

Window to the front. Radiator.

BEDROOM THREE

Window to the front. Radiator.

FAMILY BATHROOM

Bath with mixer tap and wall-mounted power shower unit above. Folding glass shower screen. Wash hand basin with base cabinet. WC. Obscure glazed window to the rear.

Outside

REAR GARDEN

Decked throughout with a patio area. Timber-framed summer house with power. External power sockets. Outside tap. Timber fencing surrounds. Two sheds. Rear access gate.

FRONT

Covered entrance with timber-framed storage cupboard. External light. Communal parking.

Disclaimer

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.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: B

ENERGY PERFORMANCE CERTIFICATE (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.

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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