

1 HINDOVER CRESCENT, SEAFORD, EAST SUSSEX, BN25 3NP

£350,000

This extended, three bedroom semi-detached house, is being sold with vacant possession and no onward chain.

Benefiting from a boiler being installed in 2025, the property has an kitchen / breakfast room, dining room, sitting room and cloakroom on the ground floor. On the first floor are three bedrooms and shower room.

Conveniently located approximately three quarters of a mile from Seaford town centre, two primary schools, Seaford Head secondary school, bus services between Brighton and Eastbourne and railway station. Local convenience store and park are within approximately 350 metres.

The property is being sold with the boundaries as currently defined by the existing fencing and with only part of the land shown within the current registered title. The precise extent of the land included within the sale will be confirmed by the sellers' solicitors during the conveyancing process. Buyers should therefore not rely upon the existing Land Registry title plan as representing the extent of the land being sold.

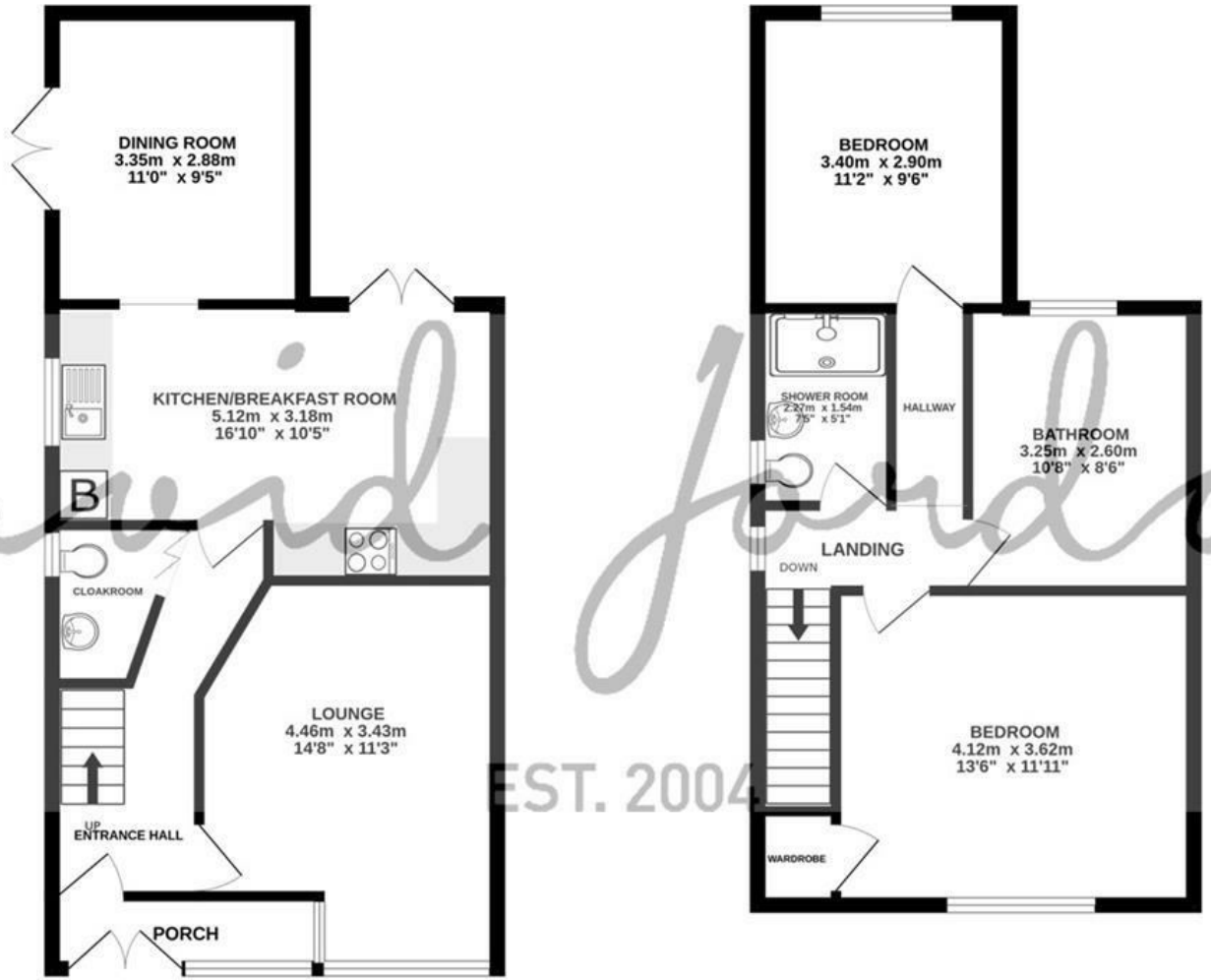
- EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME
- BEING SOLD WITH VACANT POSSESSION AND NO ONWARD CHAIN
- KITCHEN/BREAKFAST ROOM
- SITTING ROOM
- DINING ROOM
- SHOWER ROOM AND GROUND FLOOR CLOAKROOM
- GAS FIRED CENTRAL HEATING WITH BOILER INSTALLED 2025
- REAR AND SIDE GARDEN
- WITHIN APPROXIMATELY THREE QUARTERS OF A MILE FROM TWO PRIMARY SCHOOLS AND SEAFORD HEAD SECONDARY SCHOOL
- CONVENIENTLY LOCATED WITHIN APPROXIMATELY 350 METERS OF LOCAL SHOP AND PARK





GROUND FLOOR
48.8 sq.m. (525 sq.ft.) approx.

1ST FLOOR
44.3 sq.m. (477 sq.ft.) approx.



David Jordan EST. 2004

1 HINDOVER CRESCENT SEAFORD

TOTAL FLOOR AREA : 93.0 sq.m. (1002 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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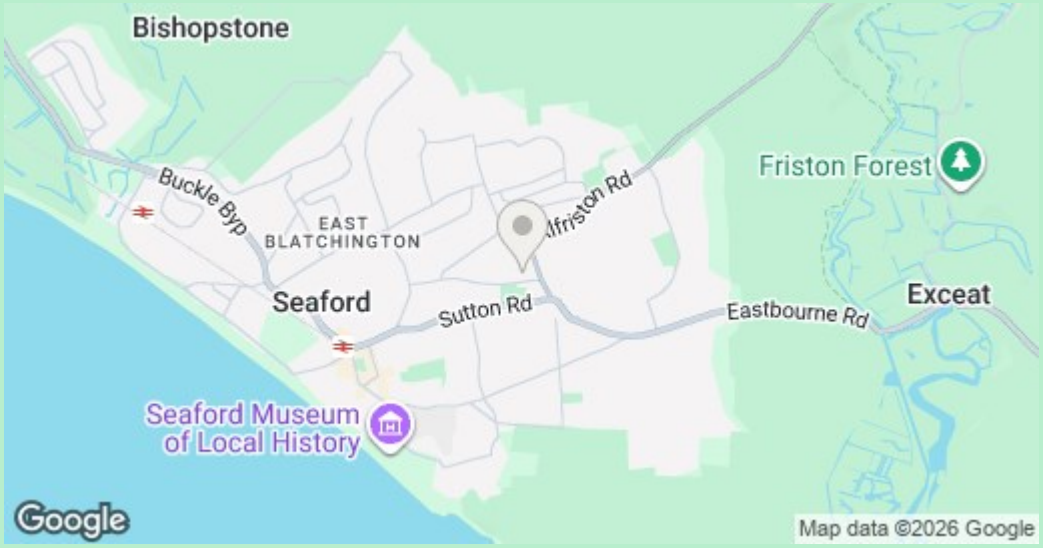
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: 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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