

2 ROUGH BROW, SEAFORD, BN25 3QS

£349,995

This spacious three-bedroom end-of-terrace family home is conveniently located approximately three-quarters of a mile from Chyngton Primary School and Cradle Hill Primary School. The Downs Leisure Centre, local shops in Alfriston Road and bus services between Brighton and Eastbourne are all within approximately 500 feet. Seaford town centre, railway station and seafront are approximately one mile away.

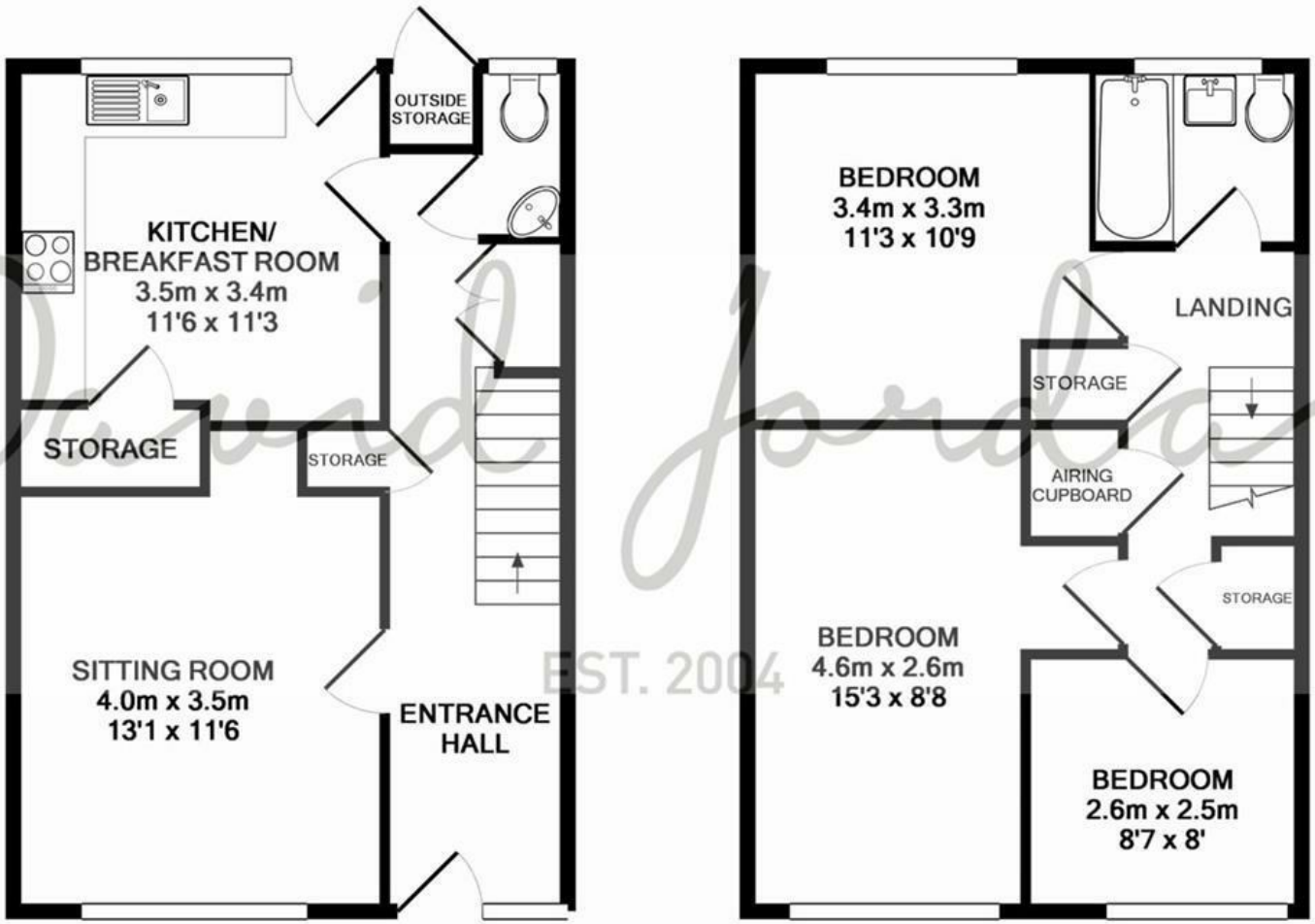
The accommodation comprises a sitting room, kitchen/breakfast room, three bedrooms, family bathroom and ground-floor cloakroom. Outside, there are rear and side gardens, together with brick-paved off-road parking.

Further benefits include gas-fired central heating and double glazing. The property is offered with vacant possession and no onward chain.

- THREE BEDROOM END-OF-TERRACE HOUSE
- NO ONWARD CHAIN
- FENCE ENCLOSED GARDEN WITH PATIO, DECKING AND LAWN
- BRICK PAVED OFF ROAD PARKING
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM AND CLOAKROOM
- SITTING ROOM
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING
- APPROXIMATELY THREE QUARTERS OF A MILE FROM CRADLE HILL PRIMARY SCHOOL AND CHYNGTON PRIMARY SCHOOL
- SEAFORD TOWN CENTRE, RAILWAY STATION AND ESPLANADE ARE WITHIN A MILE







David Jordan EST. 2004

GROUND FLOOR
APPROX. FLOOR
AREA 42.2 SQ.M.
(455 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 42.2 SQ.M.
(455 SQ.FT.)

2 ROUGH BROW SEAFORD
TOTAL APPROX. FLOOR AREA 84.5 SQ.M. (909 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2015





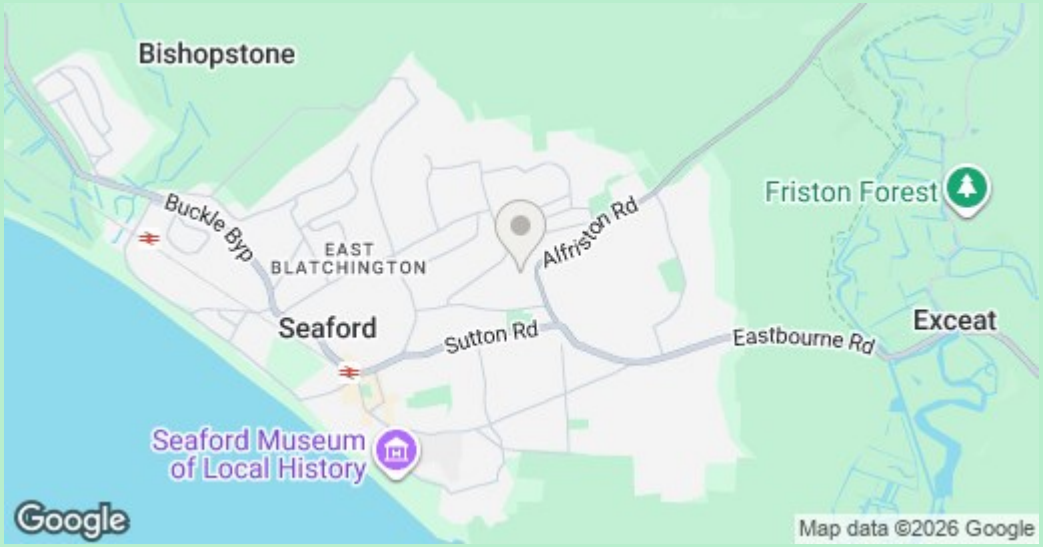
COUNCIL TAX BAND

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.

01323 898414
sales@davidjordan.co.uk
davidjordan.co.uk

David Jordan
EST. 2004