3 Bed

House - Semi-Detached

located in Lexden Road

SEAFORD
PROPERTIES

7 Lexden Road
Seaford
BN25 3BT

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C

Asking Price £350,000

Seaford Properties are pleased to offer this attractive and well-maintained three-bedroom semi-detached home, complete with a generous rear garden and a detached garage.

The ground floor accommodation comprises two spacious reception rooms, a well-equipped kitchen, a separate utility room, and the added convenience of a downstairs shower room. To the first floor are three well-proportioned bedrooms, served by a modern shower room and an ensuite bathroom.

Conveniently located close to local amenities and excellent transport links, the property is offered to the market with no onward chain, making it an ideal choice for a wide range of buyers. Early viewing is strongly advised.

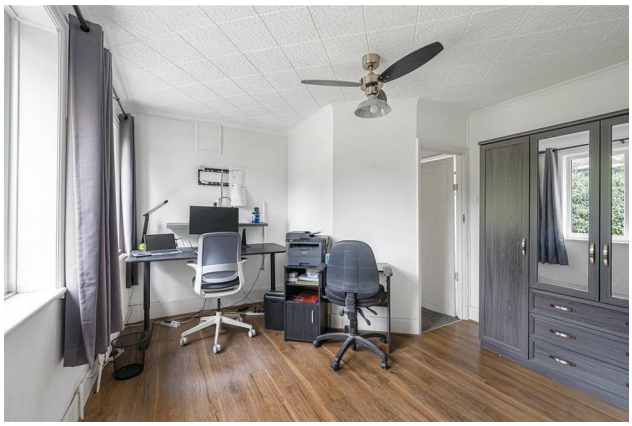
EPC Rating: C | Council Tax Band: D

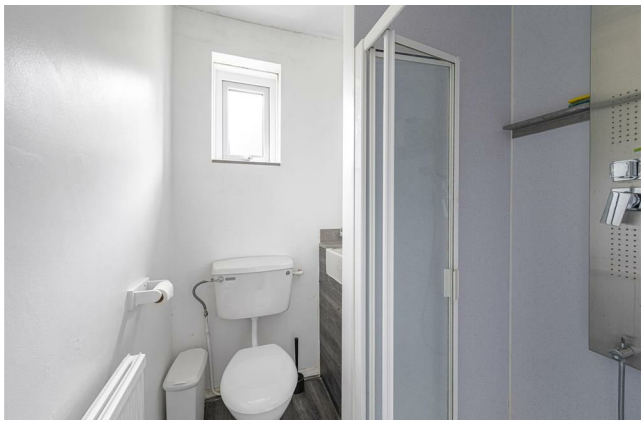
Upon entering the property, you are welcomed into an inviting entrance hall. To the right, the bright and airy lounge enjoys a dual aspect, allowing for plenty of natural light throughout the day. To the left, the dining room overlooks the front of the property and features a useful storage cupboard along with attractive internal openings through to the kitchen.

Doors from the lounge and dining room lead towards the rear of the home, where you'll find an understairs cupboard and access to the remaining ground floor accommodation. The rear of the property boasts a well-appointed kitchen, separate utility room, and a convenient ground floor shower room. The utility room also provides direct access to the garden.

A central staircase rises from the entrance hall to the first floor, where there are three well-proportioned bedrooms. The principal bedroom benefits from an en-suite bathroom, while a separate shower room serves the remaining bedrooms.

Externally, the front garden and side garden is mainly laid to lawn with a footpath leading to the entrance. To the rear, a paved patio area provides an ideal space for outdoor dining and entertaining during the warmer months. The property further benefits from a driveway offering off-road parking and access to a detached garage, complete with an up-and-over door and electricity.





7 Lexden Road, Seaford, BN25 3BT

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Approximate Gross Internal Floor Area = 104.53 sq m / 1125 sq ft
Garage Area = 10.38 sq m / 112 sq ft
Total Area = 114.91 sq m / 1237 sq ft

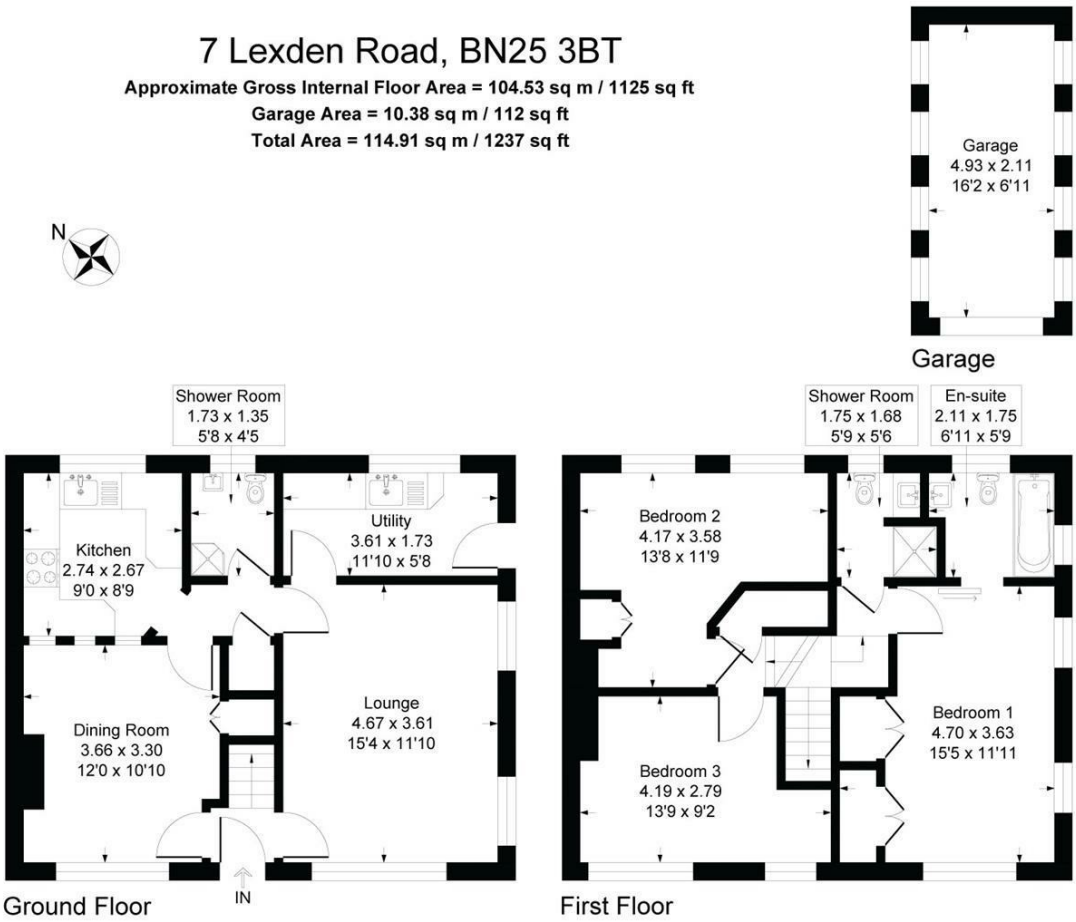
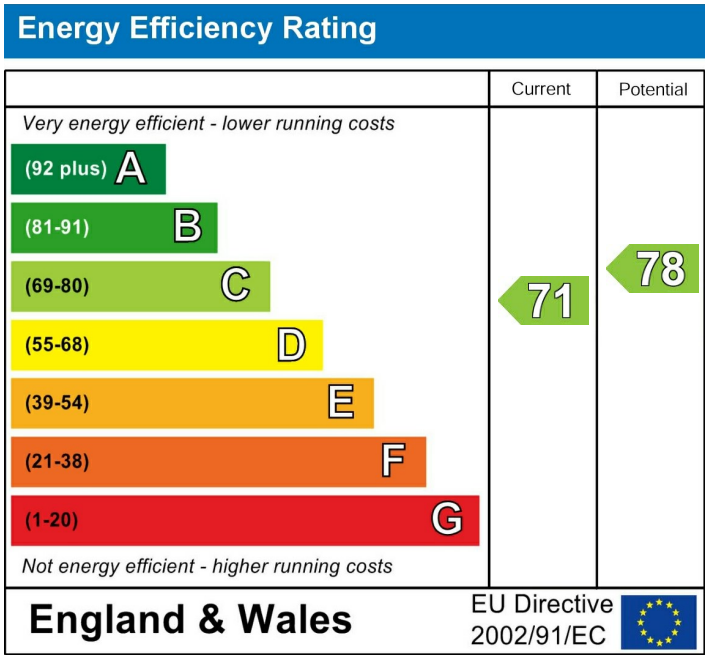


Illustration for identification purposes only, measurements are approximate, not to scale



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