



9 SANDRINGHAM CLOSE, SEAFORD, BN25 3EB

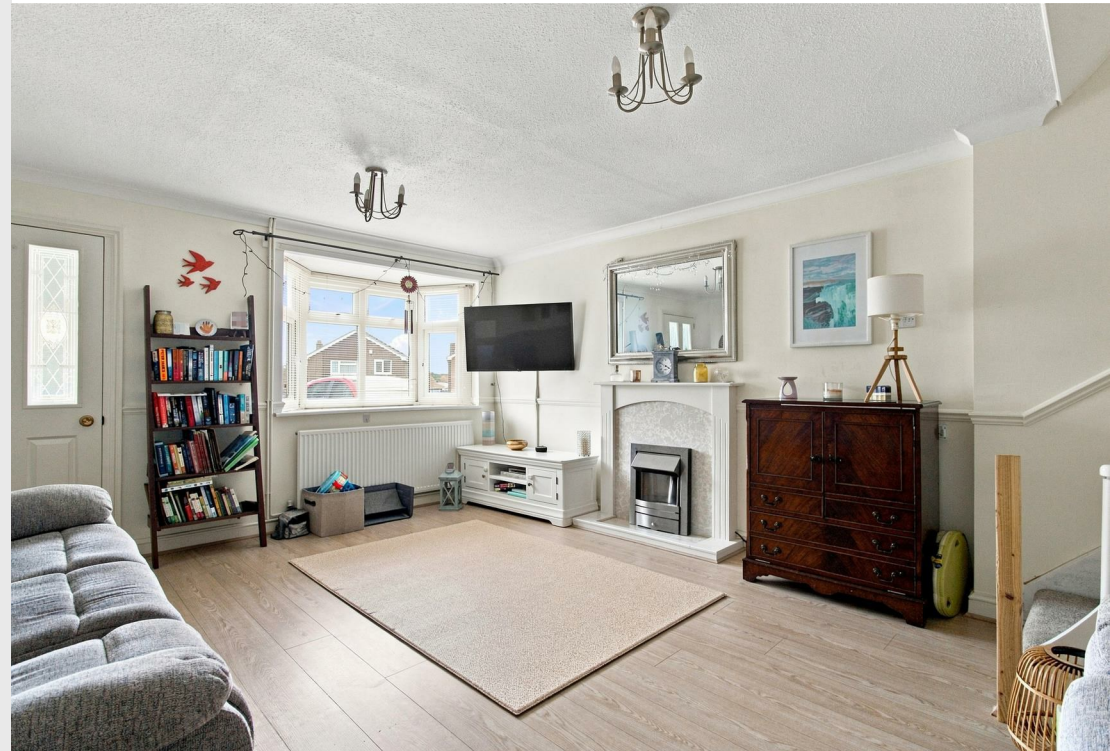
£315,000

A deceptively spacious and extended two bedroom semi-detached house with a family bathroom and ground floor shower room. The property is situated within a cul-de-sac, approximately half a mile from local shops, bus services and Cradle Hill Primary School. Seaford town centre, railway station and seafront are approximately one and a quarter miles away

The accommodation comprises a vestibule, lounge, kitchen, dining room and ground floor shower room with WC. On the first floor, there are two double bedrooms and a family bathroom. Outside, the low-maintenance rear garden is mainly laid to artificial lawn with a paved patio area.

Further benefits include off road parking for several vehicles, a detached garage with power, uPVC double glazed windows and external doors, together with gas fired central heating.

- EXTENDED TWO BEDROOM SEMI DETACHED HOUSE
- OFF ROAD PARKING FOR SEVERAL VEHICLES AND DETACHED GARAGE
- FAMILY BATHROOM AND GROUND FLOOR SHOWER ROOM
- LOUNGE, DINING ROOM AND KITCHEN
- LOW MAINTENANCE REAR GARDEN
- SITUATED WITHIN A CUL-DE-SAC
- APPROXIMATELY HALF A MILE FROM LOCAL SHOPS, BUS SERVICES AND CRADLE HILL PRIMARY SCHOOL
- SEAFORD TOWN CENTRE, RAILWAY STATION AND SEAFRONT ARE APPROXIMATELY ONE AND A QUARTER MILES AWAY
- DOUBLE GLAZED
- GAS FIRED CENTRAL HEATING





Ground floor

VESTIBULE

Double glazed entrance door and window. Fuse unit. Door to:

LOUNGE

Double glazed window to front. Radiator. Stairs to first floor. Feature fireplace.

KITCHEN

Range of wall and base units. Work surface with one and a half bowl sink and drainer. Gas hob with cooker hood above and electric oven below. Space for upright fridge freezer, washing machine and dishwasher. Wall mounted Worcester Bosch gas boiler. Radiator. Double glazed window and door to:

DINING ROOM

Double glazed window and door to rear garden.

SHOWER ROOM

Close coupled WC, wash basin and shower enclosure. Double glazed window to rear. Extractor fan. Tiled floor and wall.

First floor

LANDING

Hatch to loft.

BEDROOM ONE

Double glazed window to front. Radiator.

BEDROOM TWO

Double glazed window to rear. Radiator. Over-stairs storage cupboard housing the hot water cylinder.

BATHROOM

White suite comprising bath with shower above, close-coupled WC, wash basin set into vanity unit. Radiator. Double glazed window. Part tiled walls and tiled floor.

Outside

FRONT

Part laid to lawn with hardstanding providing off road parking for several vehicles leading to

DETACHED GARAGE

Accessed via up and over door. Personal door and windows to rear garden.

REAR GARDEN

Part laid to artificial lawn with paved patio. Shrub planting. Gate to side.

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.





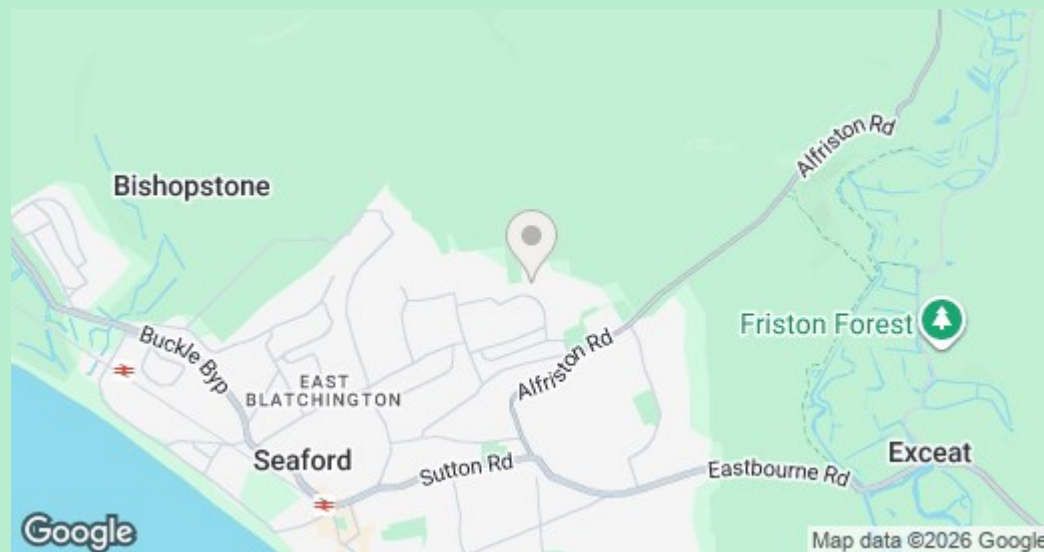
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATE (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.

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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