

2 RICHMOND MEWS, RICHMOND ROAD, SEAFORD, BN25 1EY

£299,950

A three bedroom mid-terrace town house conveniently positioned within approximately 350 yards of Seaford town centre, seafront, railway station with links to London Victoria via Lewes and bus services to Brighton and Eastbourne.

The property, which benefits from an integral garage and sea views from the lounge and bedroom one, is being sold with vacant possession and no onward chain. The accommodation is arranged over three floors and comprises a kitchen/breakfast room, lounge with Juliet balcony, three bedrooms, bathroom and cloakroom.

Further benefits include gas-fired central heating and double glazing.

- THREE BEDROOM MID-TERRACE TOWN HOUSE
- FAR REACHING VIEWS OVER CAR PARK TO THE SALTS RECREATION GROUND AND SEA
- INTEGRAL GARAGE
- SITUATED WITHIN APPROXIMATELY 350 YARDS OF SEAFORD TOWN CENTRE, RAILWAY STATION, BUS SERVICES AND SEAFRONT
- VACANT POSSESSION AND NO ONWARD CHAIN
- LOUNGE WITH JULIET BALCONY
- KITCHEN/BREAKFAST ROOM
- BATHROOM AND CLOAKROOM
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING

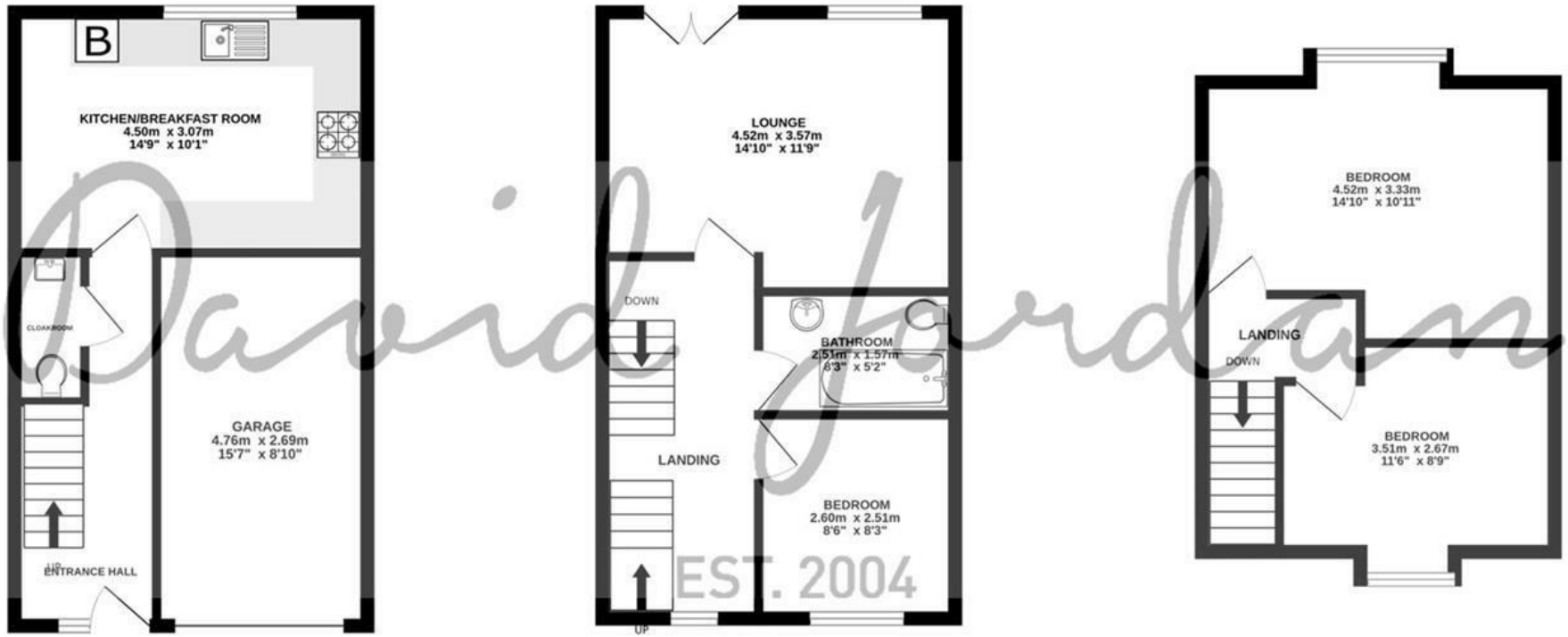




GROUND FLOOR
35.2 sq.m. (379 sq.ft.) approx.

1ST FLOOR
34.8 sq.m. (375 sq.ft.) approx.

2ND FLOOR
28.0 sq.m. (301 sq.ft.) approx.



David Jordan
EST. 2004

2 RICHMOND MEWS SEAFORD

TOTAL FLOOR AREA : 98.0 sq.m. (1055 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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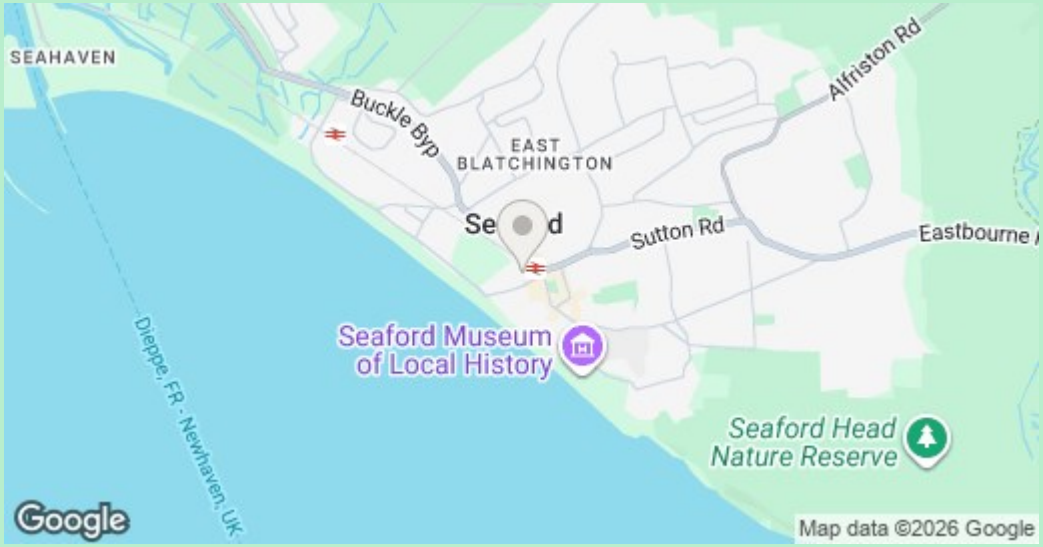
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: 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.

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