



**3 Bed  
House - Terraced  
located in Barn Rise**





## 65 Barn Rise

### Seaford

### BN25 3DB



### Offers Over £290,000

Nestled in north east of Seaford, this delightful terraced house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. Upon entering, you will find a welcoming lounge and dining room, perfect for both relaxation and entertaining. The layout is designed to create a warm atmosphere, making it an ideal setting for family gatherings or quiet evenings in. The property also features a well-appointed kitchen and modern family bathroom. There is a formal front garden which leads to the Entrance Porch and to the rear a good size garden which has recently been laid to lawn. Accessed via the rear garden gate is the allocated off-road parking space, a valuable asset in this desirable location. Additionally, the house is equipped with gas central heating, ensuring warmth and comfort throughout the colder months. With no onward chain, this property is ready for you to move in and make it your own. The combination of its appealing features and prime location makes this house a fantastic choice for those looking to establish themselves in the vibrant community of Seaford. Don't miss the chance to view this lovely home; it could be the perfect place for you to start your next chapter.

#### Entrance Porch

#### Lounge

Double glazed window to the front. Radiator.

#### Dining Room

Double glazed window to the rear. Radiator. Under stairs cupboard.

#### Kitchen

A well-appointed kitchen comprising a range of wall and base level units, double glazed window to rear, one and a half bowl stainless steel sink and drainer, part tiled, electric oven and electric hob with cooker hood. Space and plumbing for washing machine, and space for fridge freezer. Door to rear garden.

#### Landing

#### Bedroom One

Double glazed window to the front. Radiator. Built-in cupboard.

#### Bedroom Two

Double glazed window to the rear. Radiator.

#### Family Bathroom

Double glazed window to the rear. Suite to comprise panel enclosed bath, Low Level W.C. and wash hand basin. Radiator. Part tiled walls.

#### Bedroom Three

Double glazed window to the front. Radiator. Built-in cupboard.

#### Outside

Formal front garden leading to the front door. To the rear, recently laid lawn with gated access to the parking area.

Council Tax Band C

EPC Rating C











**65 Barn Rise, Seaford, BN25 3DB**





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Approximate Gross Internal Floor Area = 69.58 sq m / 749 sq ft

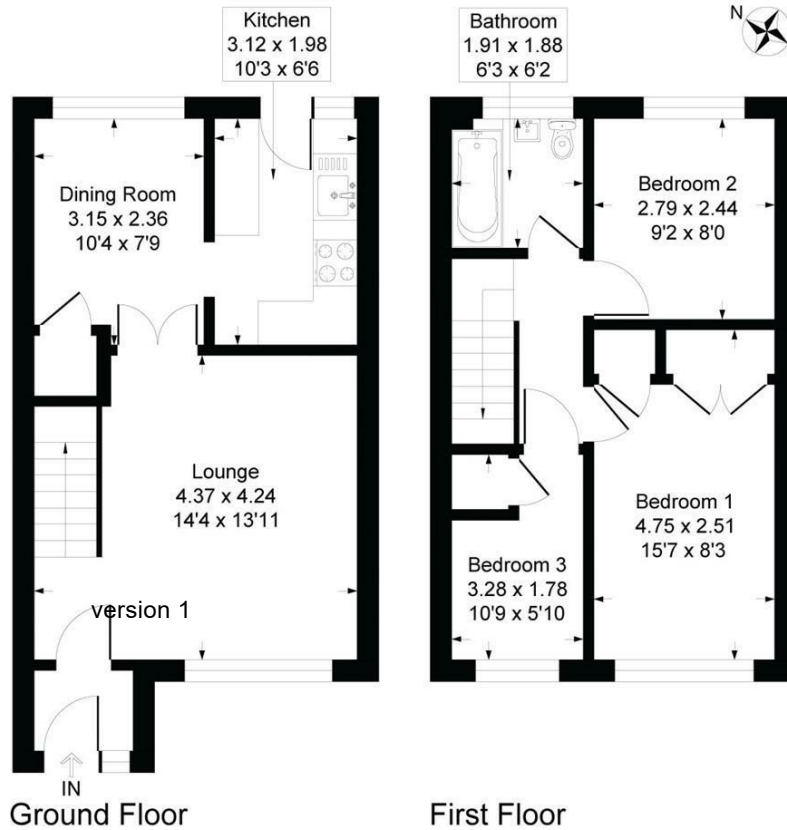


Illustration for identification purposes only, measurements are approximate, not to scale

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## CONTACT

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