79 ST. CRISPIANS, SEAFORD, BN25 2DY

£250,000

A two bedroom group-style house, situated approximately a third of a mile from Seaford Town Centre, railway station and bus services operating along the main A259, with routes to Brighton and Eastbourne.

The Salts recreation ground, seafront and parade of shops in Claremont Road are conveniently nearby.

The ground floor accommodation comprises living / dining room and kitchen breakfast room. There are two bedrooms and bathroom on the first floor.

The owners of these group-style houses have the use of the communal gardens and this house has the advantage of an allocated parking space, numbered 79.

Further benefits include uPVC double glazed window.

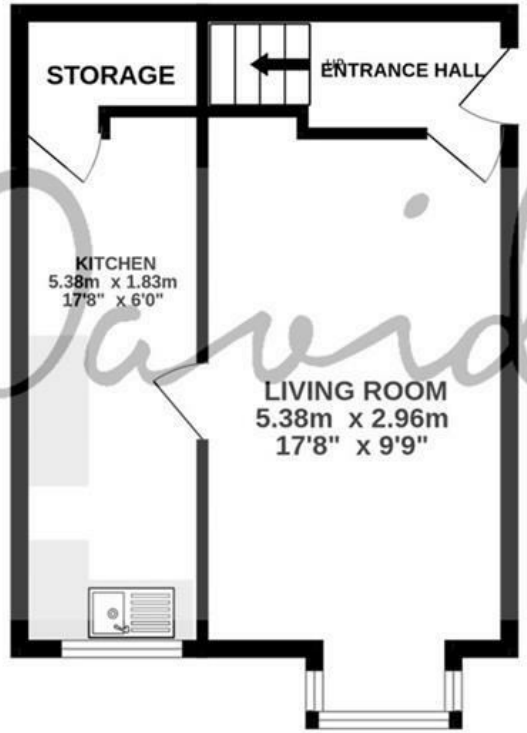
The property, which requires some modernisation is considered to be an ideal first time buy or investment opportunity.

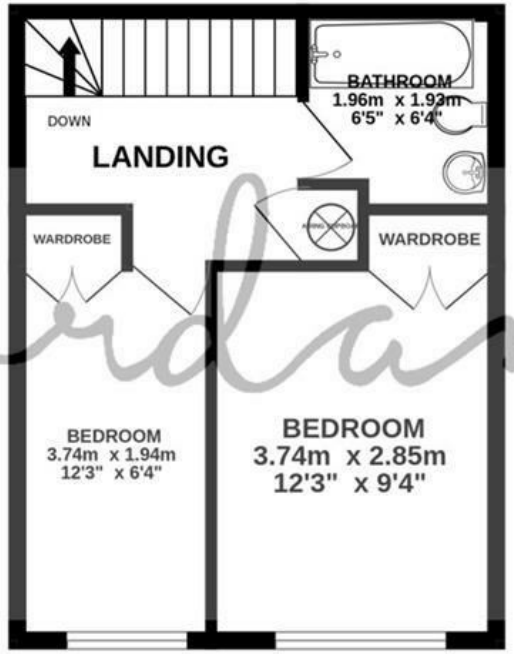
Offered for sale with immediate vacant possession and no onward chain.

- TWO BEDROOM GROUP STYLE HOUSE
- FREEHOLD
- ALLOCATED PARKING SPACE
- SITTING / DINING ROOM
- KITCHEN / BREAKFAST ROOM
- FITTED WARDROBES TO BOTH BEDROOMS
- DOUBLE GLAZED WINDOWS
- BATHROOM
- OFFERED FOR SALE WITH IMMEDIATE VACANT POSSESSION AND NO ONWARD CHAIN
- SITUATED APPROXIMATELY A THIRD OF A MILE FROM SEAFORD TOWN CENTRE, RAILWAY STATION AND BUS SERVICES OPERATING ALONG THE MAIN A259

GROUND FLOOR
32.2 sq.m. (346 sq.ft.) approx.

1ST FLOOR
30.1 sq.m. (323 sq.ft.) approx.





David Jordan
EST. 2004

79 ST CRISPIANS SEAFORD

TOTAL FLOOR AREA : 62.2 sq.m. (670 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: B

ENERGY PERFORMANCE CERTIFICATES (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.

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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