

9 SANDRINGHAM CLOSE, SEAFORD, BN25 3EB

£315,000

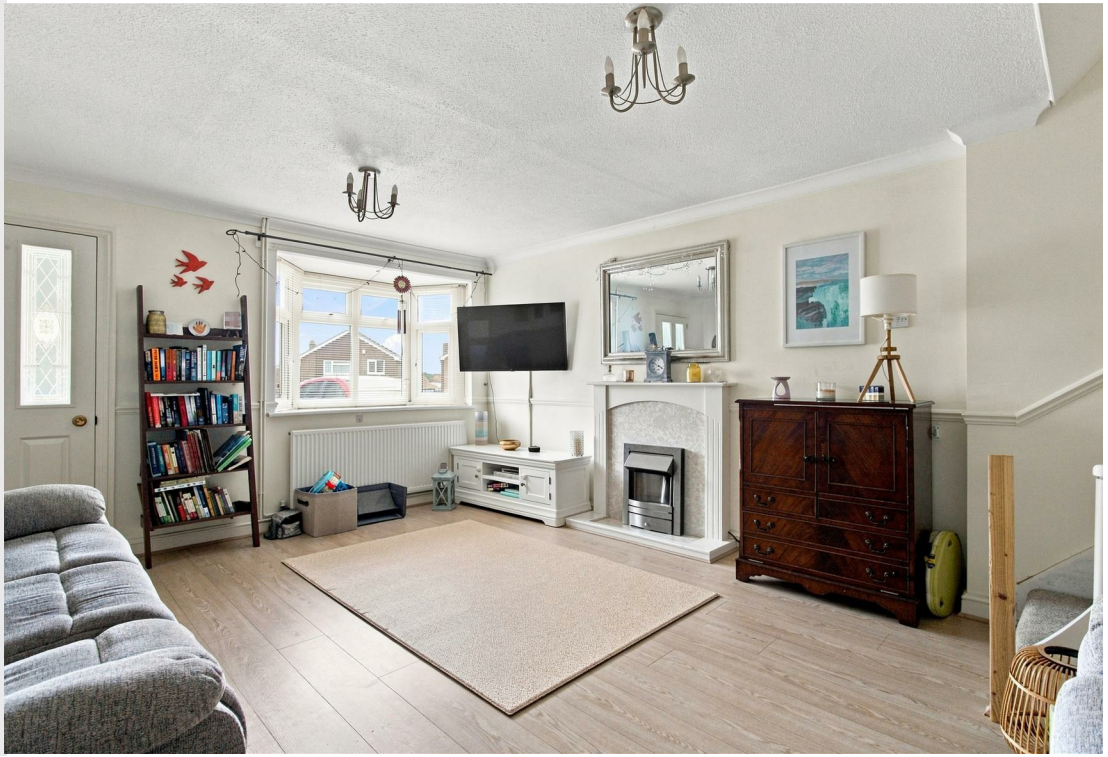
A deceptively spacious and extended two bedroom semi-detached house with a family bathroom and ground floor shower room. The property is situated within a cul-de-sac, approximately half a mile from local shops, bus services and Cradle Hill Primary School. Seaford town centre, railway station and seafront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

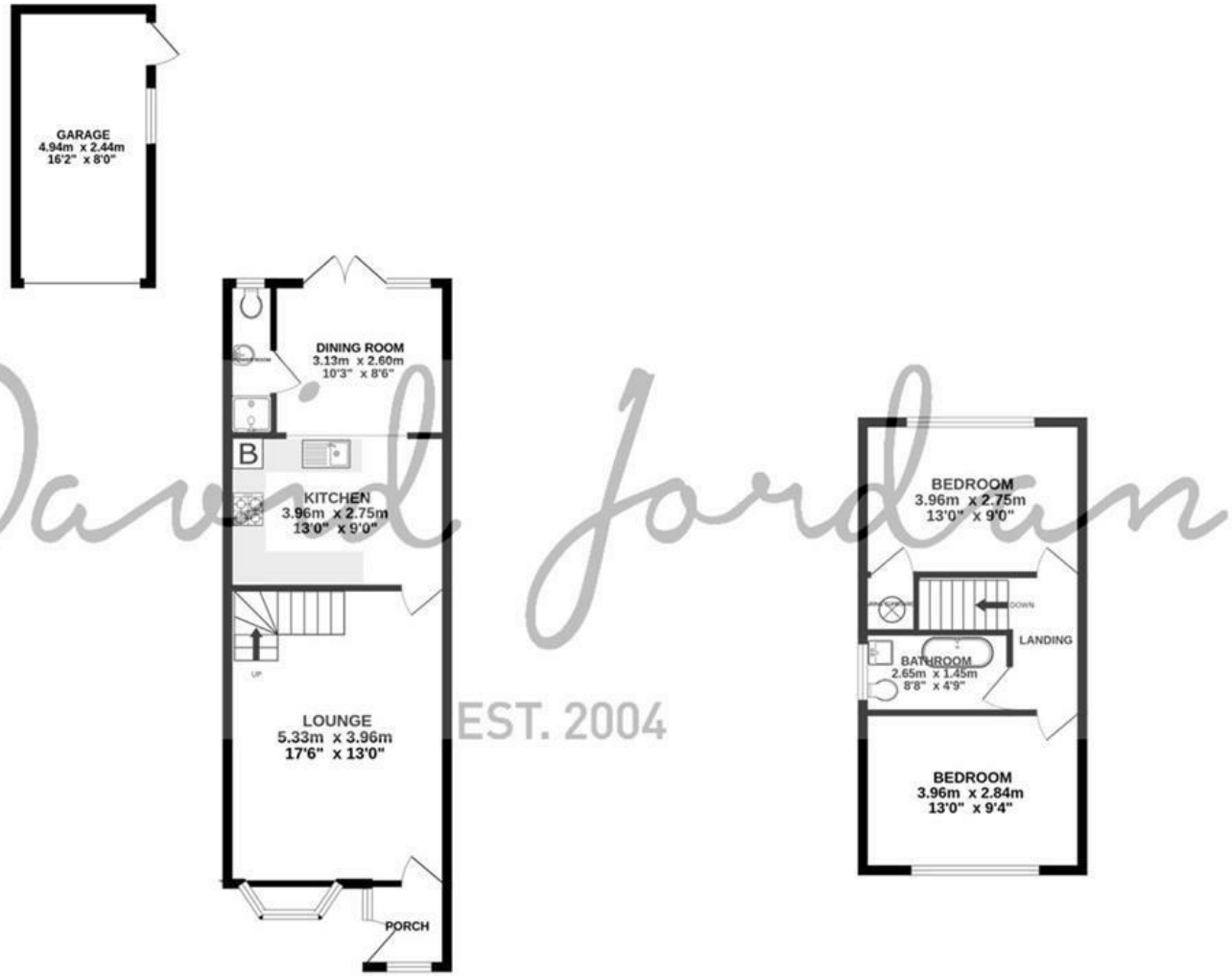
- EXTENDED TWO BEDROOM SEMI DETACHED HOUSE
- OFF ROAD PARKING FOR SEVERAL VEHICLES AND DETACHED GARAGE
- FAMILY BATHROOM AND GROUND FLOOR SHOWER ROOM
- LOUNGE, DINING ROOM AND KITCHEN
- LOW MAINTENANCE REAR GARDEN
- SITUATED WITHIN A CUL-DE-SAC
- APPROXIMATELY HALF A MILE FROM LOCAL SHOPS, BUS SERVICES 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
57.8 sq.m. (623 sq.ft.) approx.

1ST FLOOR
32.0 sq.m. (344 sq.ft.) approx.



David Jordan
EST. 2004

9 SANDRINGHAM CLOSE SEAFORD

TOTAL FLOOR AREA : 89.8 sq.m. (967 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: 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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