



10 CHURCH LANE, SEAFORD, BN25 1HJ

£400,000

This four bedroom end of terrace town house is located in the heart of Seaford's historic town centre. It is also conveniently situated within approximately 300 metres of local amenities including; the beach and promenade, high-street with it's range of shops, cafes, pubs and restaurants, mainline railway station with direct line services to London. and regular bus services to Eastbourne and Brighton.

Offered for sale with full vacant possession and no onward chain. The property would appeal to buyers who have an appreciation for an older style but well maintained home, or those wishing to purchase an ideal "lock up and leave" home by the sea.

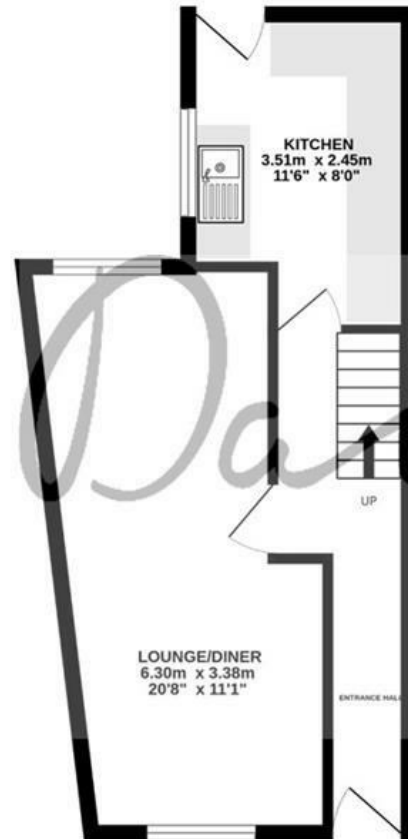
The accommodation is arranged over three floors and consists of a kitchen, sitting/dining room, four bedrooms and family bathroom. There is also an outhouse with WC and wash basin. Outside there is an enclosed patio garden.

Viewing advised to fully appreciate the property and its highly desirable town centre location.

- FOUR BEDROOM END OF TERRACE TOWN HOUSE
- VACANT POSSESSION AND NO ONWARD CHAIN
- TOWN CENTRE LOCATION
- APPROXIMATELY 300 METRES OF BEACH, BUS SERVICES AND RAILWAY STATION
- GAS FIRED CENTRAL HEATING
- ENCLOSED PATIO REAR GARDEN
- VIEWS OVER CHURCH YARD TO SAINT LEONARD'S CHURCH
- KITCHEN
- SITTING / DINING ROOM
- BATHROOM AND OUTHOUSE WITH WC



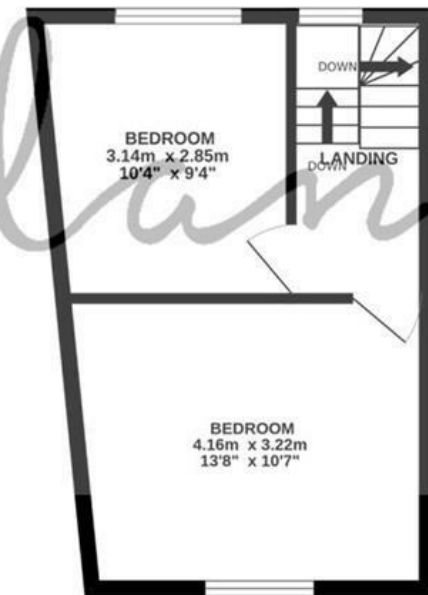
GROUND FLOOR
31.5 sq.m. (339 sq.ft.) approx.



1ST FLOOR
31.1 sq.m. (335 sq.ft.) approx.



2ND FLOOR
25.7 sq.m. (277 sq.ft.) approx.



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TOTAL FLOOR AREA : 88.3 sq.m. (950 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: E



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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EST. 2004