12 BENENDEN CLOSE, SEAFORD, BN25 3PG

£450,000

A spacious four bedroom detached family home situated just north of the A259 in the sought after St Peters Park development.

Close to a parade of local shops in Alfriston Road, whilst bus routes and the Downs Leisure Centre are within a third of a mile. Seaford town centre and railway station are about a mile and a quarter distant.

The ground floor offers great accommodation comprising; sitting room, kitchen/breakfast room, conservatory, study/bedroom five and cloakroom. On the first floor there are four double bedrooms and a family bathroom.

The low maintenance garden is mainly laid to lawn, and has the benefit of a large patio and gated access to the front.

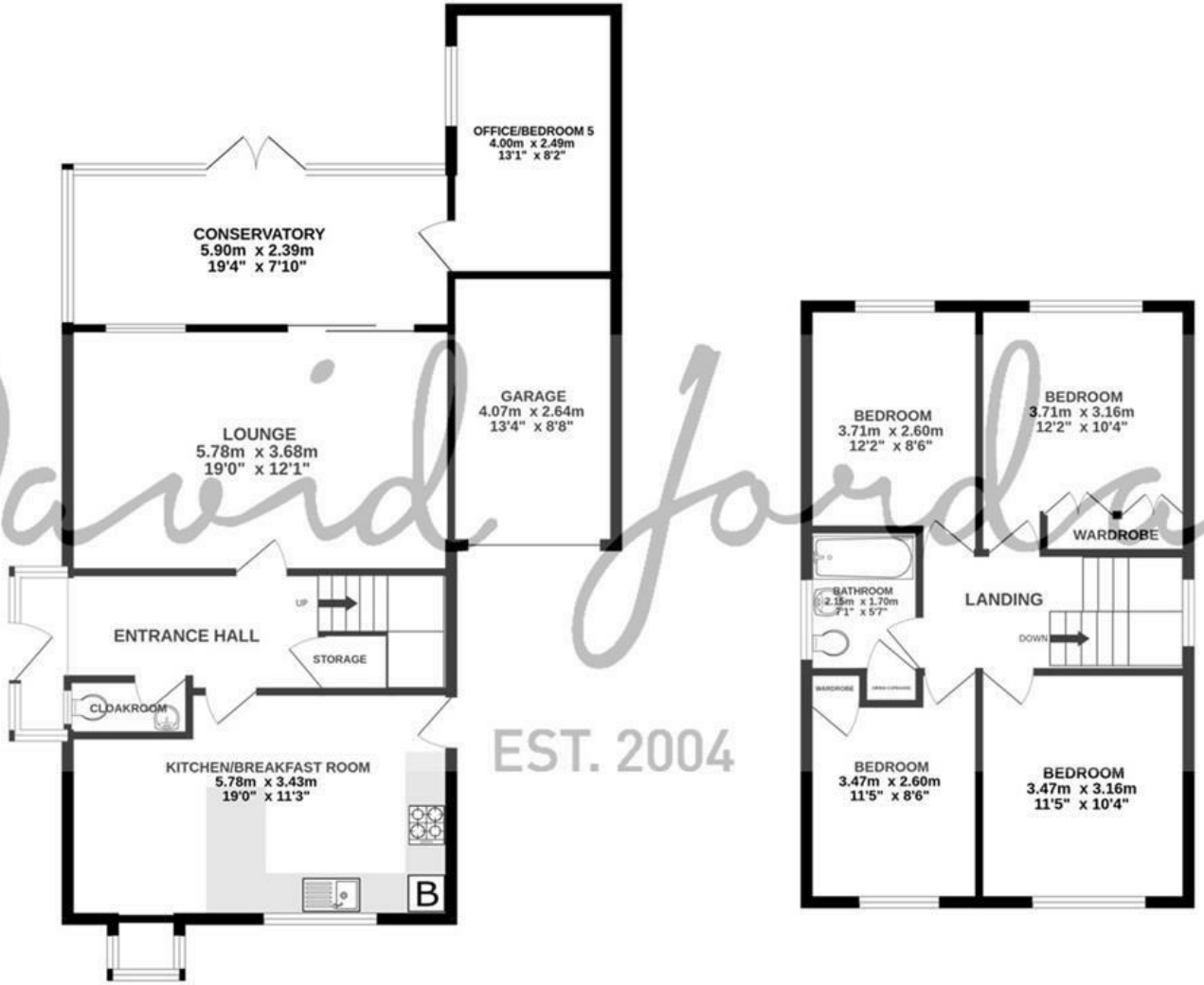
To the front there is off road parking for two vehicles and a detached single garage with power and light.

Viewing is advised the appreciate the accommodation and convenient location.

- OFFERED FOR SALE WITH NO ONWARD CHAIN
- FOUR / FIVE BEDROOM DETACHED FAMILY HOME
- KITCHEN / BREAKFAST ROOM
- SITTING ROOM
- GROUND FLOOR STUDY / BEDROOM FIVE
- FOUR DOUBLE BEDROOMS ON THE FIRST FLOOR
- FAMILY BATHROOM AND CLOAKROOM
- OFF ROAD PARKING AND GARAGE
- SEAFORD TOWN CENTRE AND RAILWAY STATION ARE ABOUT A MILE AND A QUARTER DISTANT
- LESS THAN A MILE TO CRADLE HILL PRIMARY SCHOOL, CHYNGTON PRIMARY SCHOOL AND SEAFORD HEAD SECONDARY SCHOOL

GROUND FLOOR
88.1 sq.m. (949 sq.ft.) approx.

1ST FLOOR
51.7 sq.m. (557 sq.ft.) approx.



David Jordan
EST. 2004

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TOTAL FLOOR AREA : 139.8 sq.m. (1505 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: E

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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