

PUFFINS MAURICE ROAD, SEAFORD, EAST SUSSEX, BN25 1BG

£500,000

A unique opportunity to purchase this three/four bedroom detached house, situated in a favoured location within an unmade road, adjacent to delightful headland walks and within easy reach of the seafront promenade. There is a convenient pathway nearby affording access from Maurice Road to Seaford Head golf course.

Seaford town centre, with its range of independent shops, restaurants, bus services, schools and mainline railway station, is within three quarters of a mile radius.

On the ground floor, the property consists of an entrance hall, cloakroom, kitchen, living room with doors opening into the sunroom and dining room/bedroom four. Upstairs there are three bedrooms, and a bathroom.

The driveway to the front provides off road parking and leads to the garage, which is accessed via a remote controlled up and over door. The well presented enclosed rear garden is mainly laid to lawn and paving.

Offered for sale with immediate vacant possession and no onward chain, early viewing is highly recommended to fully appreciate this charming property.

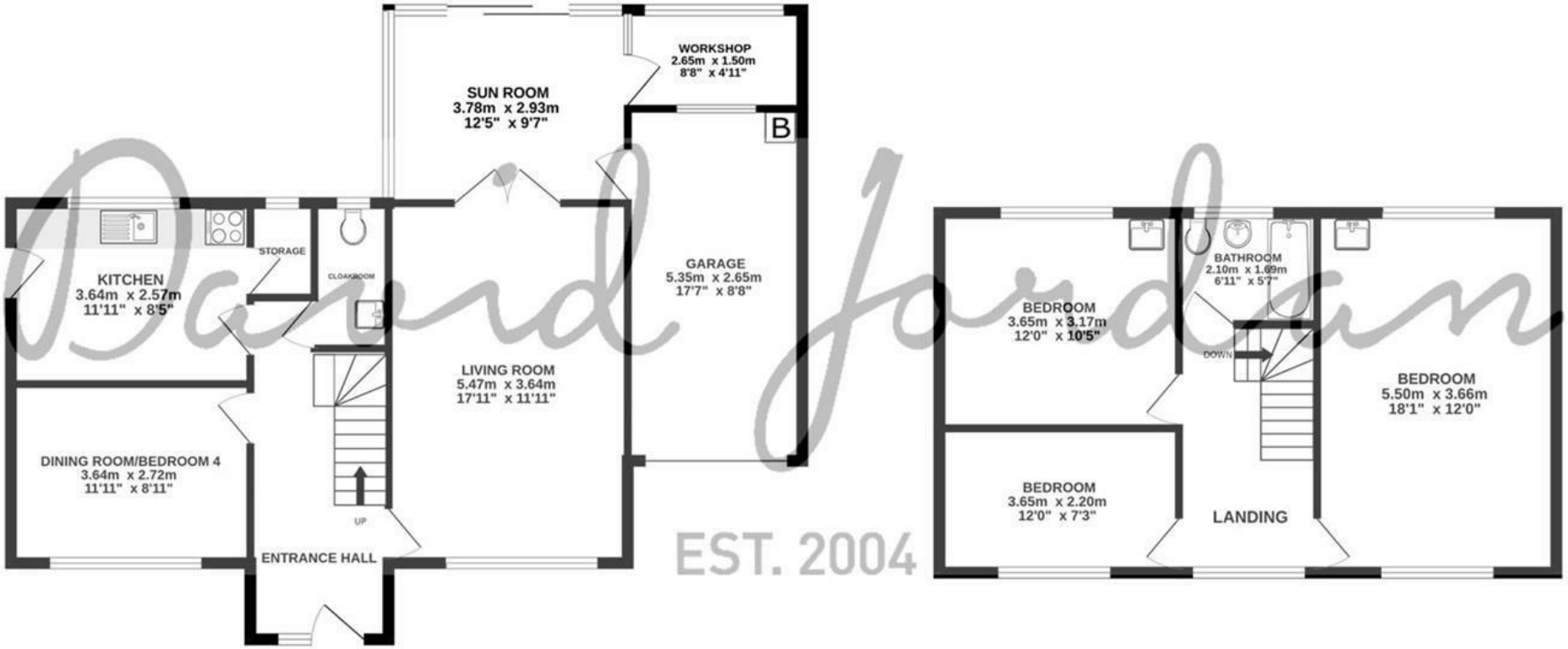
- THREE/FOUR BEDROOMS
- DETACHED HOUSE
- SITUATED IN A NO-THROUGH ROAD
- VIEWS TOWARD SEAFORD HEAD GOLF COURSE
- FAVOURED LOCATION
- SUN ROOM
- SEAFORD TOWN CENTRE, PRIMARY AND SECONDARY SCHOOLS CLOSE-BY
- GENEROUS-SIZED SOUTH WESTERLY ASPECT REAR GARDEN
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- SINGLE GARAGE





GROUND FLOOR
82.5 sq.m. (889 sq.ft.) approx.

1ST FLOOR
51.3 sq.m. (552 sq.ft.) approx.



David Jordan
EST. 2004

PUFFINS MAURICE ROAD SEAFORD

TOTAL FLOOR AREA : 133.8 sq.m. (1440 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: F

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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