



16 HIGHLANDS ROAD, SEAFORD, BN25 1SL

A three-bedroom semi-detached house requiring modernisation, ideally situated in this sought-after location just south of the A259. The property is within a third of a mile of the town centre, doctors' surgeries, shops, beach and public transport links.

The house is located within approximately one and a quarter miles of three primary schools and Seaford Head School. Despite its convenient position close to the town centre, the location is notably quiet and suitable for a wide range of purchasers.

Outside, there is a driveway providing off-road parking and access to the single garage. The property also benefits from a generous west-facing rear garden.

Further benefits include no onward chain.

£325,000

David Jordan

EST. 2004



COUNCIL TAX BAND

Local Authority: Lewes District
Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating:

- THREE BEDROOM SEMI-DETACHED HOUSE
- REQUIRING EXTENSIVE UPGRADING
- GENEROUS-SIZED WESTERLY ASPECT REAR GARDEN
- WITHIN A ONE MILE RADIUS OF THREE PRIMARY SCHOOLS AND SEAFORD HEAD SECONDARY SCHOOL
- SOUGHT-AFTER LOCATION SOUTH OF THE A259
- DRIVEWAY PROVIDING OFF-ROAD PARKING AND ACCESS TO THE SINGLE GARAGE
- BEING SOLD WITH NO ONWARD CHAIN
- WITHIN A THIRD OF A MILE OF SEAFORD TOWN CENTRE AND RAILWAY STATION

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

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