



67 Lexden Drive, Seaford, BN25 3JF

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Seaford
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£295,000

A well presented and deceptively spacious three bedroom mid terraced house situated close to local primary school, countryside walks and shops.

The house has been recently updated and redecorated by the current owners with the added benefit of a low maintenance rear garden having flower bed borders, spacious shed, patio and decked seating areas, remainder artificial grass. The internal accommodation comprises of entrance hall, kitchen, living room with door leading to the rear garden. To the first floor there are three bedrooms, modern family bathroom and a cloakroom/wc.

Lexden Drive is ideally situated for Local primary school, shops and bus routes whilst also being enclosed by the South Downs National Park enjoying one and a half miles of uncommercialised seafront, Seaford offers a wide range of shopping facilities, cafes, restaurants and public houses. Railway links to Gatwick airport and London Victoria, bus services to Eastbourne/Brighton and out lying villages. Several nursery and primary schools, secondary school and sixth form college. Leisure centre, tennis, bowls, sailing club, two golf courses and numerous other recreational facilities. A park with play area can be found within a few hundred yards of the property



- Approximately 833 Sq Ft
- Well Presented
- Close to Local Primary School
- Three Bedrooms
- Modern Bathroom
- Landscaped Rear Garden
- Close to Shops
- Close to Countryside



Entrance Hall

Living Room 4.83m x 3.66m (15'10" x 12')

Kitchen 4.04m x 2.82m (13'3" x 9'3")

Landing

Bedroom 4.17m x 2.57m (13'8" x 8'5")

Bedroom 3.63m x 2.18m (11'11" x 7'2")

Bedroom 2.57m x 2.21m (8'5" x 7'3")

Front & Rear Gardens

EPC: C

Council Tax: C

Tenure: Freehold





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Approximate Gross Internal Floor Area = 77.3 sq m / 833 sq ft

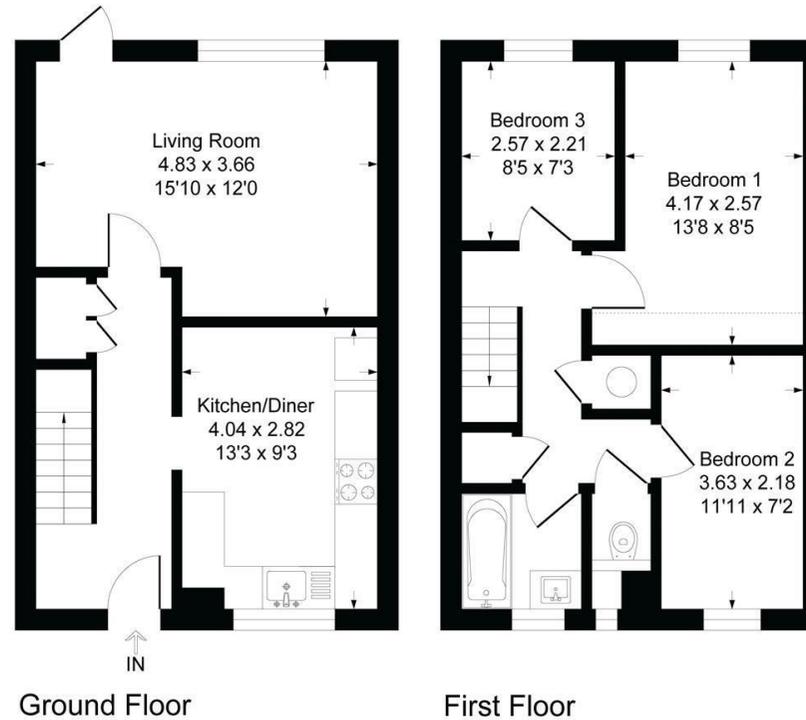


Illustration for identification purposes only, measurements are approximate, not to scale

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

