



69 CUCKMERE ROAD, SEAFORD, BN25 4DL

£550,000

An attractive extended detached house having undergone much refurbishment throughout. Situated within the sought after south east part of Seaford, convenient to the South Downs National Park, Seven Sisters and Seaford Head Golf Course. Within a mile are two local Primary schools, Seaford Head secondary school and sixth form.

When entering the property you are met with a feel of space and light. The accommodation is versatile with the ground floor having been extended to provide an additional shower room and a Sun Room/Utility area. The lounge/diner flows nicely into the refurbished kitchen area.

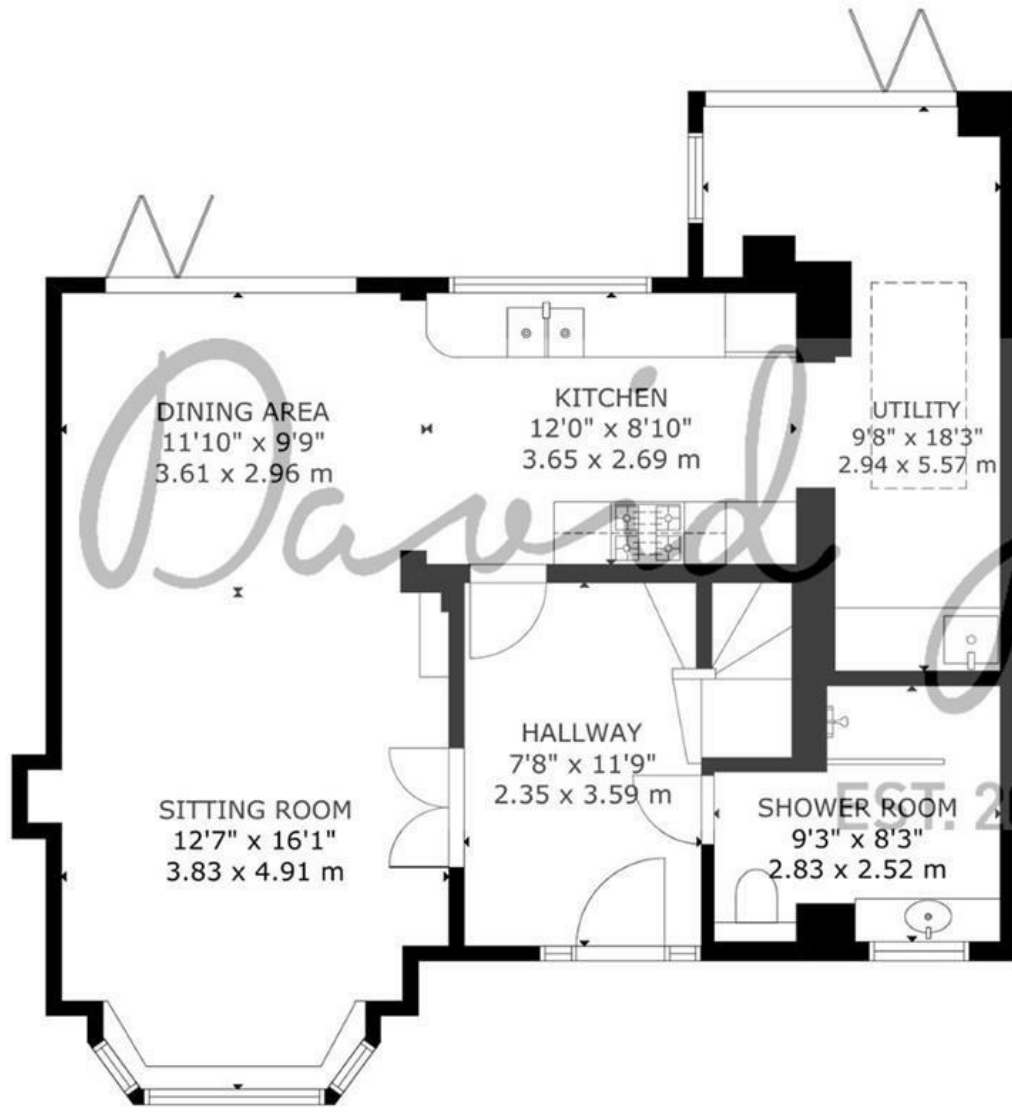
The first floor has three good size bedrooms together with a refurbished bathroom and separate cloakroom.

Other features and benefits include aluminium powder painted triple glazing, gas fired central heating with the added benefit of under floor heating to the majority of the ground floor area.

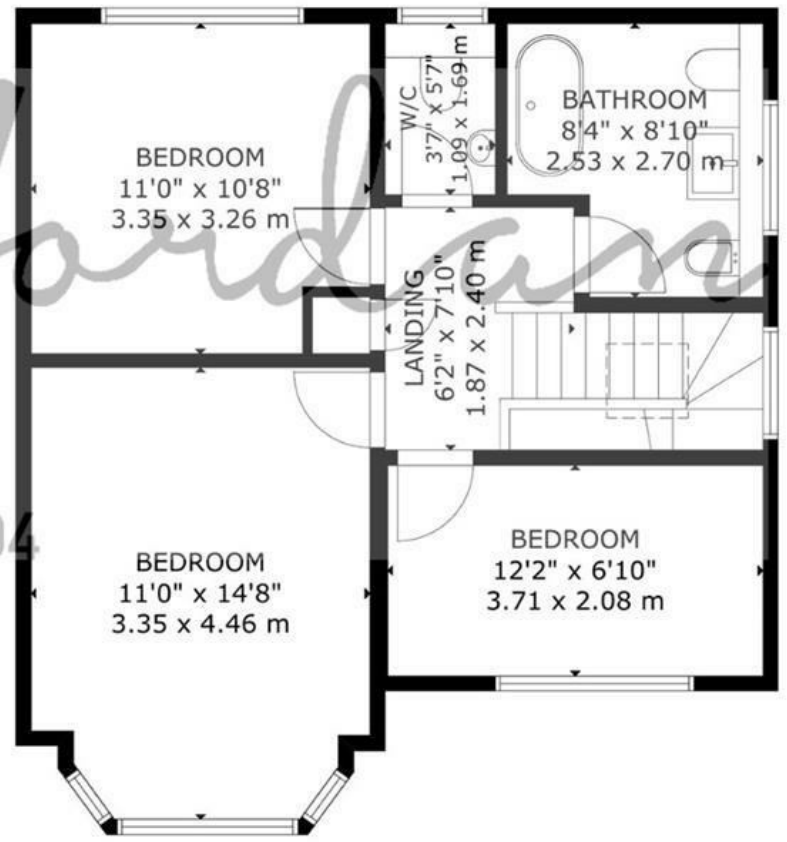
The property is available with vacant possession and no onward chain.

- EXTENDED DETACHED HOUSE
- THREE BEDROOMS
- POPULAR SOUTH EAST PART OF SEAFORD
- OPEN PLAN LOUNGE/DINER/KITCHEN AREA WITH ADJOINING SUN ROOM/UTILITY
- UNDERFLOOR HEATING TO MAJORITY OF GROUND FLOOR
- LARGE GROUND FLOOR SHOWER ROOM
- VINTAGE STYLE FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING, ALUMINIUM TRIPLE GLAZING,
- LARGE MATURE GARDENS
- VACANT POSSESSION WITH NO ONWARD CHAIN





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 119 m²/1,288 sq.ft
 FLOOR 1: 69 m²/745 sq.ft, FLOOR 2: 50 m²/543 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



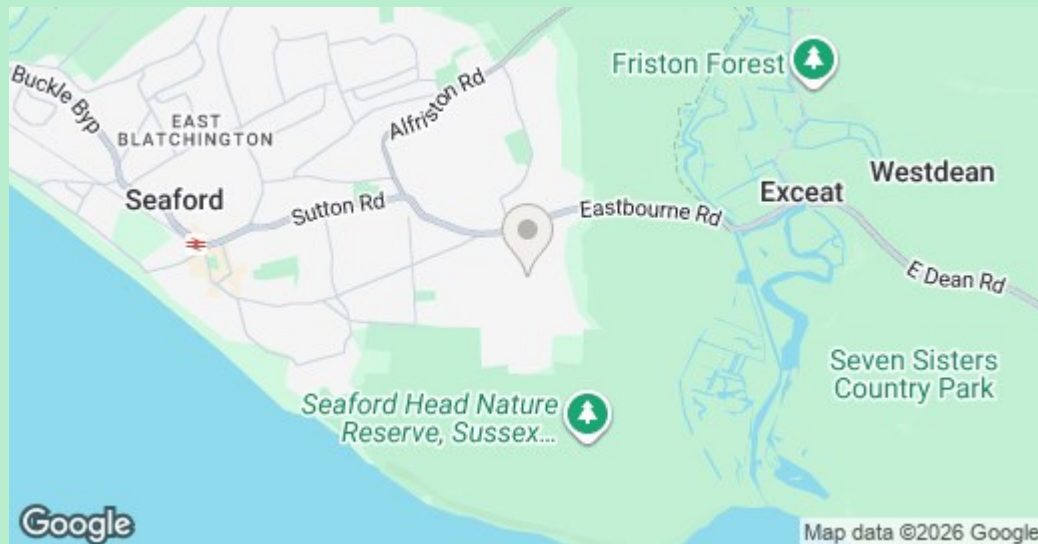
COUNCIL TAX BAND

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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EST. 2004