33 MILLDOWN ROAD, SEAFORD, BN25 3PB

£550,000

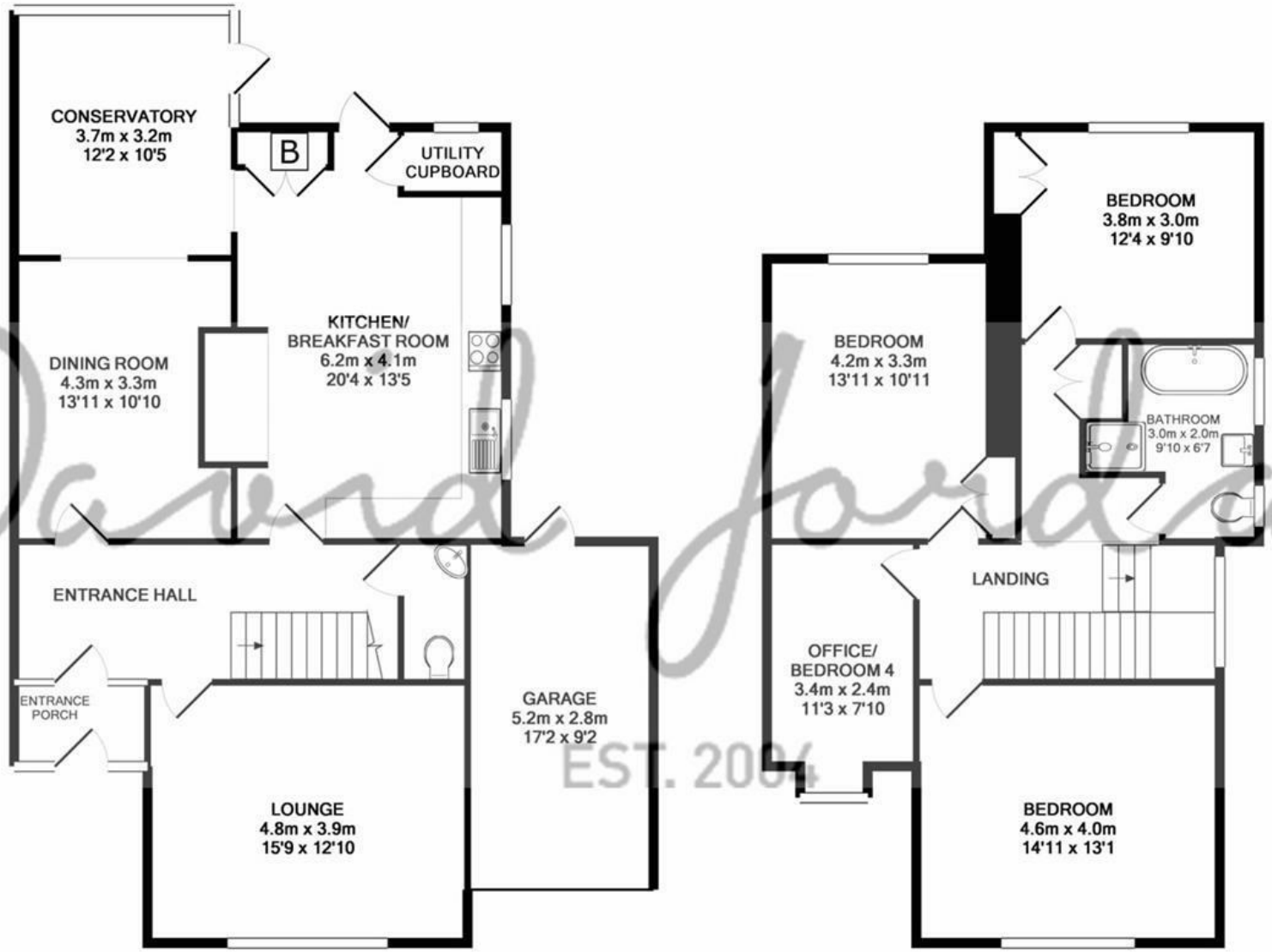
Deceptively spacious detached character property, retaining many original features and conveniently situated in a favoured cul-de-sac location, just off the main A259 road, within level walking distance of Seaford town centre. Local schools, leisure centre and bus routes are also within easy reach.

The accommodation comprises spacious entrance hall, lounge with open fireplace, dining room, conservatory, cloakroom and 20ft long kitchen/breakfast room. On the first floor are four good sized bedrooms and a family bathroom.

The front garden is laid to lawn with flower borders and brick pathway to entrance. It would be feasible to create off road parking if required and subject to approval. The attached single garage has a personal door to the rear providing access to the enclosed rear garden.

The property has the advantage of gas heating, double glazing and is considered to be in good decorative order. .

- DETACHED CHARACTER PROPERTY
- CONVENIENT CUL DE SAC LOCATION
- FOUR BEDROOMS
- SPACIOUS ENTRANCE HALL
- SOUTHERLY ASPECT LOUNGE
- DINING ROOM
- CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- FAMILY BATHROOM



David Jordan
EST. 2004

GROUND FLOOR
APPROX. FLOOR
AREA 101.8 SQ.M.
(1096 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 73.1 SQ.M.
(787 SQ.FT.)

33 MILLDOWN ROAD SEAFORD
TOTAL APPROX. FLOOR AREA 175.0 SQ.M. (1883 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: 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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