



14 HYTHE CRESCENT, SEAFORD, BN25 3TX

£300,000

A spacious three bedroom mid-terrace house situated in this popular location within approximately a third of a mile of Chyngton Primary School, bus routes and local shops, and about a mile from the Downs Leisure Centre.

Seaford town centre, mainline railway station and shopping facilities are approximately one and a half miles away.

The ground floor accommodation comprises entrance hall, living room and a large kitchen/diner.

On the first floor there are three bedrooms, a separate WC and bathroom.

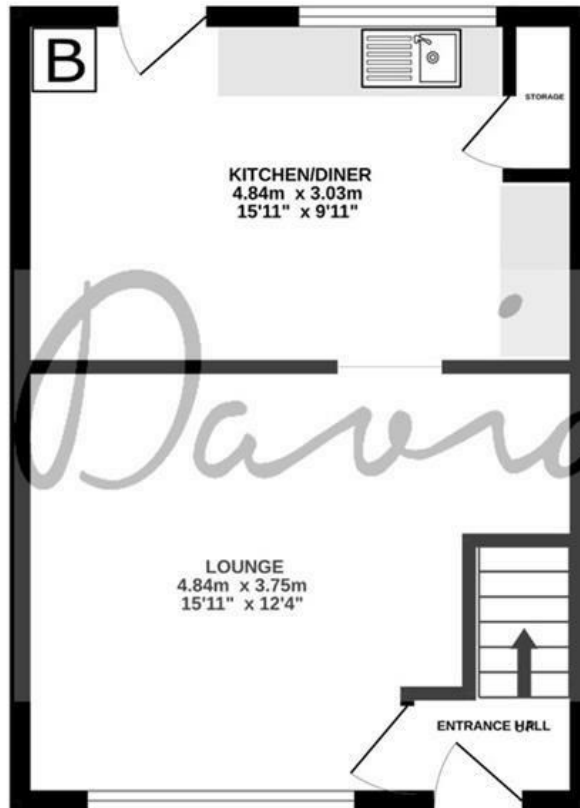
Outside there is off road parking to the front and a fence enclosed, southerly aspect rear garden.

The property is in need of modernisation and is being sold with no onward chain and vacant possession.

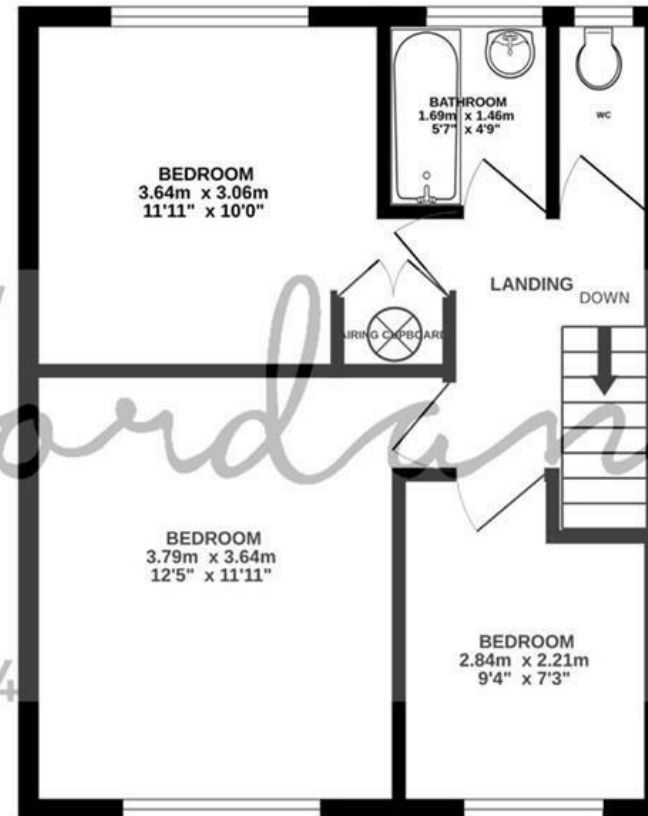
- THREE BEDROOM MID-TERRACE HOUSE
- OFF ROAD PARKING
- NO ONWARD CHAIN AND VACANT POSSESSION
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED
- PHOTOVOLTAIC SOLAR PANELS OWNED BY THE PROPERTY
- BATHROOM AND SEPARATE WC
- KITCHEN / DINER
- LIVING ROOM
- APPROXIMATELY A THIRD OF A MILE OF CHYNGTON PRIMARY SCHOOL, BUS ROUTES AND LOCAL SHOPS
- SEAFORD TOWN CENTRE AND MAINLINE RAILWAY STATION ARE APPROXIMATELY ONE AND A HALF MILES AWAY



GROUND FLOOR
32.8 sq.m. (353 sq.ft.) approx.



1ST FLOOR
37.0 sq.m. (399 sq.ft.) approx.



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TOTAL FLOOR AREA : 69.8 sq.m. (752 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: C

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