



21 MILLDOWN ROAD, SEAFORD, EAST SUSSEX, BN25 3PB

£325,000

This two bedroom mid-terrace house is located at the head of a cul-de-sac and with far reaching rooftop views. The property consists of a kitchen, lounge / dining room and conservatory on the ground floor. The first floor has two double bedrooms and family bathroom.

The well presented rear garden is mainly laid to lawn with flower planting. There is a shared shingle drive providing access to a single garage located in a compound.

The property is located just over half a mile from Seaford town centre, railway station and bus services between Brighton and Eastbourne. Anney and Seaford Primary school as well as Seaford Head secondary school as also within approximately half a mile.

The property further benefits from gas fired central heating and double glazing.

- TWO DOUBLE BEDROOM MID-TERRACE HOUSE
- LOCATED AT THE HEAD OF A CUL-DE-SAC
- FAR-REACHING ROOFTOP VIEWS
- LOCATED APPROXIMATELY HALF A MILE OF SEAFORD TOWN CENTRE, BUS SERVICES AND RAILWAY STATION
- SEAFORD HEAD SECONDARY, SEAFORD PRIMARY AND CRADLE HILL PRIMARY SCHOOL ARE WITHIN APPROXIMATELY HALF A MILE
- GARAGE LOCATED IN A COMPOUND
- BEING SOLD WITH NO ONWARD CHAIN, SUBJECT TO GRANT OF PROBATE
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING
- WELL-PRESENTED MAJORITY LAWNED REAR GARDEN WITH FLOWER PLANTING
- CONSERVATORY

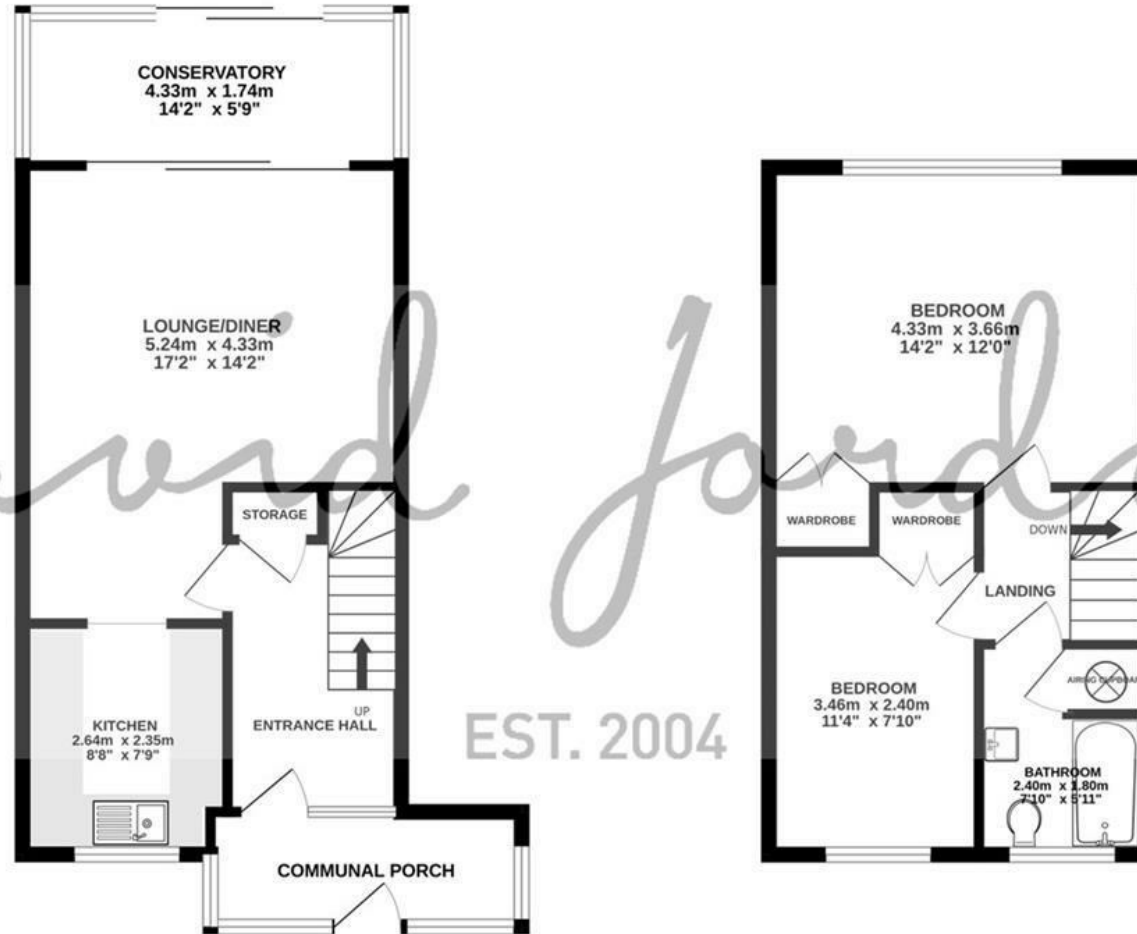






GROUND FLOOR
45.3 sq.m. (487 sq.ft.) approx.

1ST FLOOR
34.0 sq.m. (365 sq.ft.) approx.



21 MILLDOWN ROAD SEAFORD

TOTAL FLOOR AREA : 79.2 sq.m. (853 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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Ground floor

Communal double glazed entrance porch with double glazed door to:
HALLWAY

Stairs to first floor. Under stairs storage cupboard with electric fuses and meter.

LOUNGE / DINER

Double glazed patio door to conservatory. Gas fire with back boiler. Tiled hearth. Arch to:

KITCHEN

Wall and base units. Work surface with sink and drainer. Space for upright fridge freezer and under counter fridge. Part tiled walls.

CONSERVATORY

Radiator. Double glazed window overlooking the rear garden. Tiled floor.

First floor

LANDING

Hatch to loft with fitted ladder and part boarded.

BEDROOM ONE

Double glazed window with far reaching views over the garden to Seaford town. Radiator. Built in wardrobe.

BEDROOM TWO

Double glazed window to front. Radiator. Built in wardrobe.

BATHROOM

Bath with shower above. Close coupled WC and wash basin. Linen cupboard with hot water cylinder.

Outside

REAR GARDEN

Mainly laid to lawn with flower and shrub planting.

GARAGE

Located in a compound and accessed via up and over door.

Disclaimer

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.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D

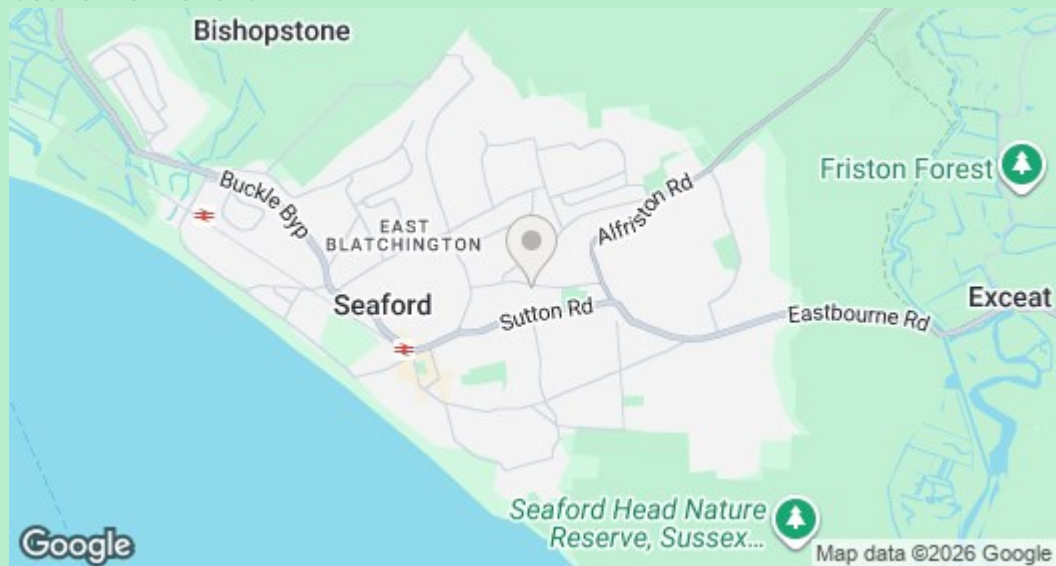
DISCLAIMER

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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EST. 2004