



21 BUCKLE CLOSE, SEAFORD, BN25 2QL

£375,000

An extended three bedroom semi-detached house situated to the west of Seaford, within easy reach of the promenade and Seaford sailing club. The town centre and railway station are a mile distant whilst Bishopstone station is also nearby.

The ground floor accommodation comprises, living room with balcony, kitchen/breakfast room and cloakroom. On the first floor there are three bedrooms and the family shower room. Superb views toward the sea can be enjoyed from the living room, balcony, bedroom one and bedroom three.

Outside there is a mainly laid to artificial lawn rear garden, with a patio, timber shed and access to the front via the side. To the front of the house there is a section of lawn, off road parking and an integral single garage.

An internal inspection is advised to appreciate the accommodation and views on offer.

- THREE BEDROOM SEMI-DETACHED HOUSE
- SUPERB FAR REACHING VIEWS OVER GREEN AND TO THE SEA
- INTEGRAL GARAGE
- BALCONY
- SHOWER ROOM AND CLOAKROOM
- EXTENDED KITCHEN / BREAKFAST ROOM
- LOW MAINTENANCE TIERED PATIO GARDEN
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED
- APPROXIMATELY A MILE FROM FROM SEAFORD TOWN CENTRE AND RAILWAY STATION
- LOCATED APPROXIMATELY HALF A MILE FROM NEWHAVEN & SEAFORD SAILING CLUB



GARAGE
19.3 sq.m. (208 sq.ft.) approx.

GROUND FLOOR
51.1 sq.m. (550 sq.ft.) approx.

1ST FLOOR
36.8 sq.m. (396 sq.ft.) approx.



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TOTAL FLOOR AREA : 107.2 sq.m. (1154 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: 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