



6 BERRY LANE, SEAFORD, EAST SUSSEX, BN25 4EX

£425,000

Built in 2022, chandler style, three bedroom semi-detached home is located in a highly sought after position just north of the A259. The property is within easy reach of the Downs Leisure Centre, local shops and regular bus services. Seaford town centre is approximately one mile away, while both primary and secondary schools can be found within around half a mile.

The accommodation includes an entrance hall, a modern fitted kitchen/diner with integrated appliances, spacious living room and a cloakroom.

On the first floor, there are three bedrooms, a family bathroom, and an en-suite shower room serving bedroom one.

Outside, the driveway provides off-road parking for two vehicles and includes an electric vehicle charging point. A side gate gives access to the level, attractive, south-facing rear garden.

- BUILT IN 2022
- THREE BEDROOMS
- VERY WELL-PRESENTED
- KITCHEN/DINER LEADING TO REAR GARDEN
- FAMILY BATHROOM
- EN-SUITE SHOWER ROOM OFF BEDROOM ONE
- SITUATED TOWARDS THE BACK OF THE DEVELOPMENT
- SOUTH FACING REAR GARDEN
- SEMI-DETACHED HOUSE
- NEAR TO LOCAL AMENITIES SUCH AS LEISURE CENTRE, SHOPS AND LOCAL BUS ROUTES





Ground floor

ENTRANCE HALL

Radiator.

KITCHEN/DINER

Range of base and wall mounted units. Intergrated appliances such as washing machine, dishwasher, fridge freezer, electric oven and grill, induction hob and cooker hood with glass splash back. Double doors leading out to the rear garden. Ideal gas fired boiler. Dual basin sink with draining area. Window to the rear. Under-stair storage cupboard with consumer unit. Radiator.

LIVING ROOM

Bay window to the front. Radiator.

CLOAKROOM

WC. Wash hand basin with wall mounted mirror above and tiled splash back. Obscure glass window to the front. Radiator.

First floor

LANDING

Two storage cupboards with shelving and clothes rail. Loft hatch. Window to the side.

BEDROOM ONE

Door into en-suite shower room. Window to the front. Thermostat. Radiator.

EN-SUITE SHOWER ROOM

Walk-in shower with tiled surround, and a glass shower screen. WC, and wash hand basin with tiled splash back. Radiator. Extractor fan.

BEDROOM TWO

Window to the rear. Radiator.

BEDROOM THREE

Window to the rear. Radiator.

BATHROOM

Bath, with mixer tap & shower attachment. WC. Wash hand basin. Heated towel rail. Partially tiled walls. Obscure glass window to the front. Extractor fan.

Outside

FRONT

Driveway suitable for two vehicles. Electric vehicle charging point. Gated side access to the rear. Pathway to front door. Lawn area. Slate bedding and shrubs. Gas and electric meters.

REAR GARDEN

Double doors from the kitchen. Partly laid to lawn and patio. Gated access to the front driveway. Fence surround. Wooden storage unit. Gravel area. Outside tap.

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: D

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating: B



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.

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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