BRYN 15 BLATCHINGTON HILL, SEAFORD, BN25 2AH

£525,000

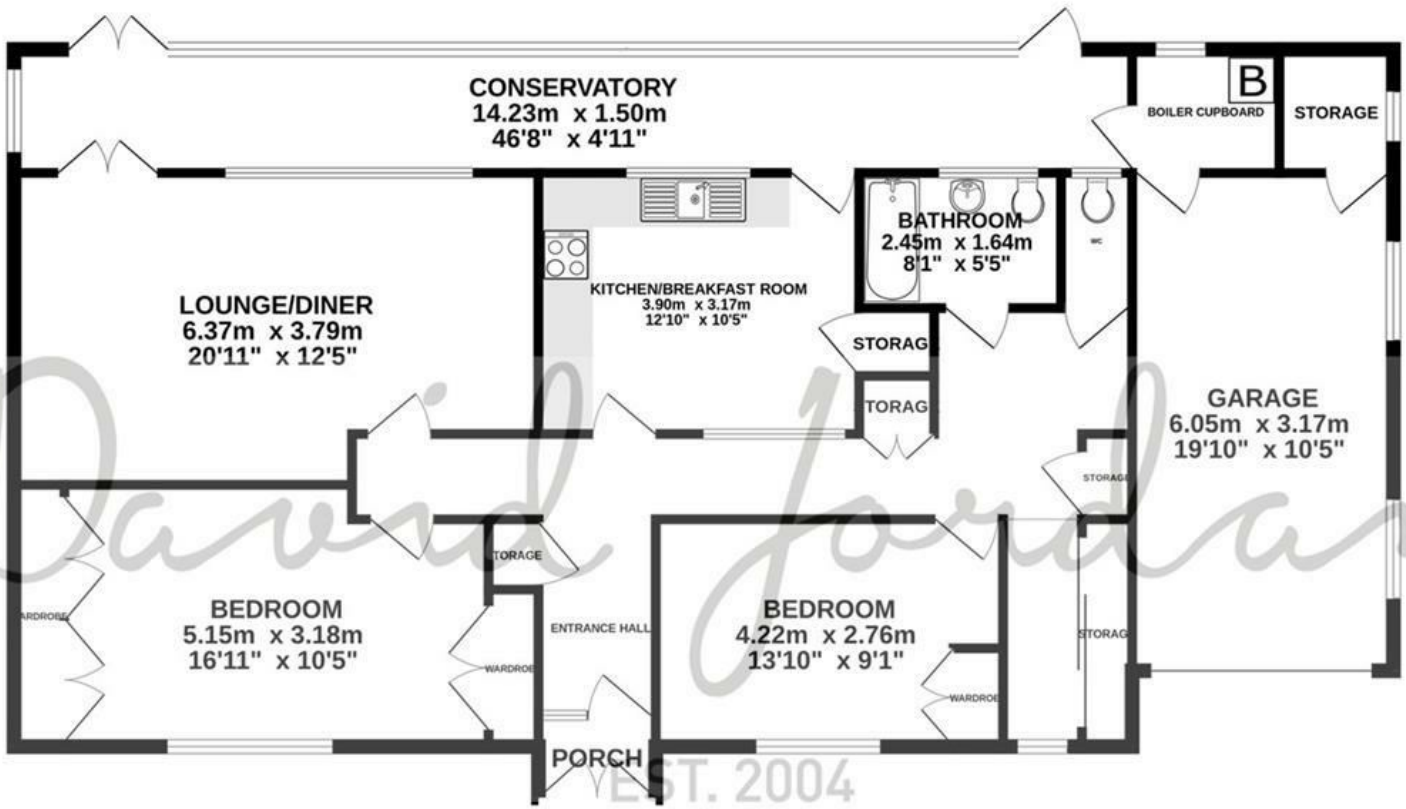
An older style detached bungalow situated on the popular Blatchington Hill in the favoured East Blatchington area of Seaford. Whilst in need of total modernisation throughout, this property offers a fantastic opportunity for someone looking to create their dream home.

Ideally situated within a quarter of a mile of Seaford town centre with its variety of shops, pubs, Cafes, parks, seafront, promenade and beach bus and rail services to Eastbourne Brighton Lewes and London. Seaford town has a choice of four of primary schools, an OFSTED rated excellent secondary school, two golf courses and a leisure centre. This property is offered for sale with no on going chain.

This property benefits from UPVC double glazing to exterior windows and doors, a low maintenance rear garden and block paved frontage which provides off road parking for several cars, gas central heating great storage options with numerous cupboards.

- SITUATED ON POPULAR BLATCHINGTON HILL
- NO ONWARD CHAIN
- IN NEED OF MODERNISATION THROUGHTOUT
- OLDER-STYLE DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- FULL WIDTH CONSERVATORY
- GARAGE
- GENEROUS STORAGE
- OFF ROAD PARKING FOR NUMEROUS VEHICLES
- UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING.

# GROUND FLOOR
## 139.9 sq.m. (1506 sq.ft.) approx.




David Jordan
EST. 2004

15 BLATCHINGTON HILL SEAFORD

TOTAL FLOOR AREA : 139.9 sq.m. (1506 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 Coucil

Council Tax Band: E

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: E

## 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 representationsof fact or form part of any offer or contract.

01323 898414
sales@davidjordan.co.uk
davidjordan.co.uk

David Jordan
EST. 2004