76 STAFFORD ROAD, SEAFORD, BN25 1UA

£425,000

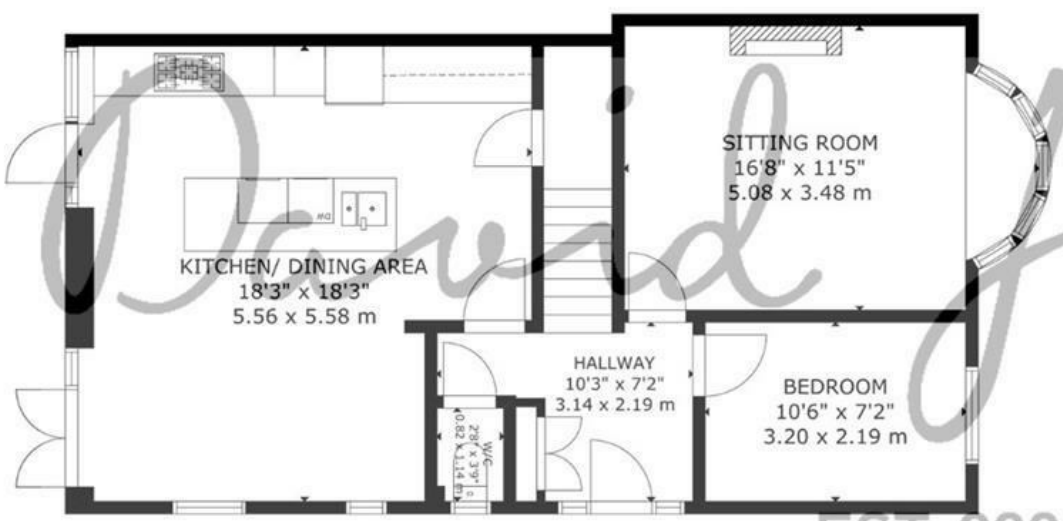
An opportunity to acquire this well-presented semi-detached home, situated in an extremely convenient location, within short distance of Seaford town centre, mainline railway station, Seaford seafront, and bus routes between Brighton to Eastbourne. Seaford's range of primary schools and secondary school are also within close proximity.

The property offers spacious family accommodation and comprises of living room, open-plan kitchen/dining room, cloakroom, family bathroom and three bedrooms.

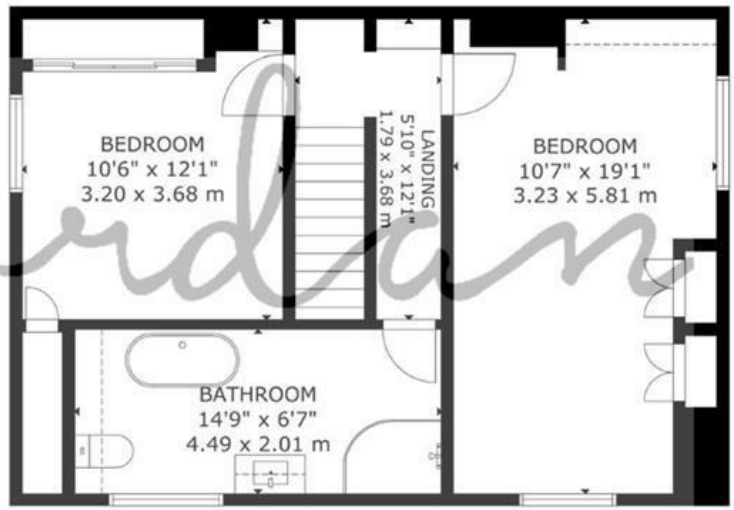
The spacious rear garden is mainly laid to lawn with a range of flower borders, covered patio area, decking area and a garden cabin with power and light, which could be suitable for use as a home office.

An early viewing is highly recommended to appreciate the level of accommodation on offer.

- THREE DOUBLE BEDROOMS
- SEMI-DETACHED CHALET
- VERY WELL-PRESENTED
- SPACIOUS KITCHEN/DINING ROOM
- LIVING ROOM WITH OPEN FIRE
- LARGE FAMILY BATHROOM WITH SEPARATE SHOWER
- DOWNSTAIRS CLOAKROOM
- BEAUTIFULLY MAINTAINED SOUTHERLY ASPECT REAR GARDEN
- GARDEN CABIN WITH POWER AND LIGHT
- CLOSE TO SEAFORD TOWN CENTRE AND BUS ROUTES



FLOOR 1



FLOOR 2

David Jordan
EST. 2004

GROSS INTERNAL AREA
TOTAL: 112 m²/1,214 sq.ft
FLOOR 1: 63 m²/681 sq.ft, FLOOR 2: 49 m²/533 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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 representationsof fact or form part of any offer or contract.

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