



29 BEACON ROAD, SEAFORD, BN25 2LT

£599,950

A detached family home situated in an extremely desirable location, approximately half a mile from Seaford town centre, the railway station, and bus services. The seafront and Seaford Primary School are also approximately half a mile away.

This timber-framed chalet, constructed in the 1960s, requires some modernisation. The accommodation includes a vestibule, sitting room, dining room, conservatory, utility room, kitchen/breakfast room, two bedrooms, and a bathroom on the ground floor. On the first floor, there are two further bedrooms and an additional bathroom.

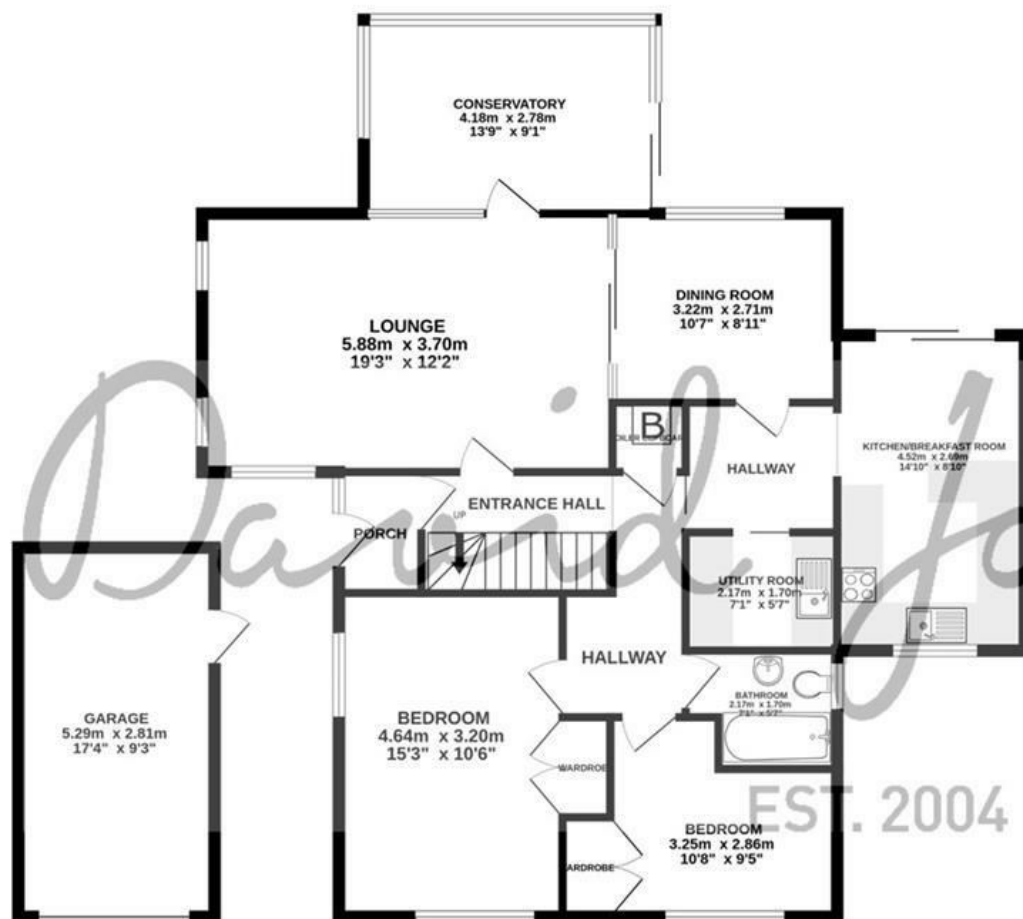
The rear garden enjoys a westerly orientation and is mainly laid to lawn, complemented by tree, hedge, and shrub planting. The property also benefits from a detached garage and off-road parking.

Additional features include gas central heating with a combination boiler and exterior double glazing. The property is being sold with vacant possession and no onward chain.

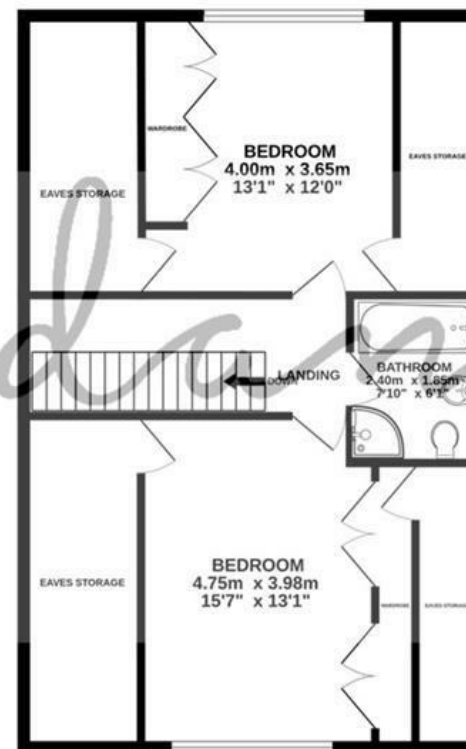
- DETACHED TIMBER FRAMED CHALET
- TWO GROUND FLOOR BEDROOMS AND TWO FIRST FLOOR BEDROOMS
- GROUND FLOOR BATHROOM AND FIRST FLOOR BATHROOM
- BEING SOLD WITH NO ONWARD CHAIN
- WESTERLY ASPECT REAR GARDEN
- KITCHEN / BREAKFAST ROOM
- SITTING ROOM, DINING ROOM AND CONSERVATORY
- OFF ROAD PARKING AND GARAGE
- GAS FIRED CENTRAL HEATING AND EXTERIOR DOUBLE GLAZING
- LOCATED APPROXIMATELY HALF A MILE FROM SEAFORD TOWN CENTRE, THE RAILWAY STATION, BUS SERVICES AND SEAFRONT



GROUND FLOOR
117.8 sq.m. (1268 sq.ft.) approx.



1ST FLOOR
68.4 sq.m. (736 sq.ft.) approx.



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TOTAL FLOOR AREA : 186.2 sq.m. (2005 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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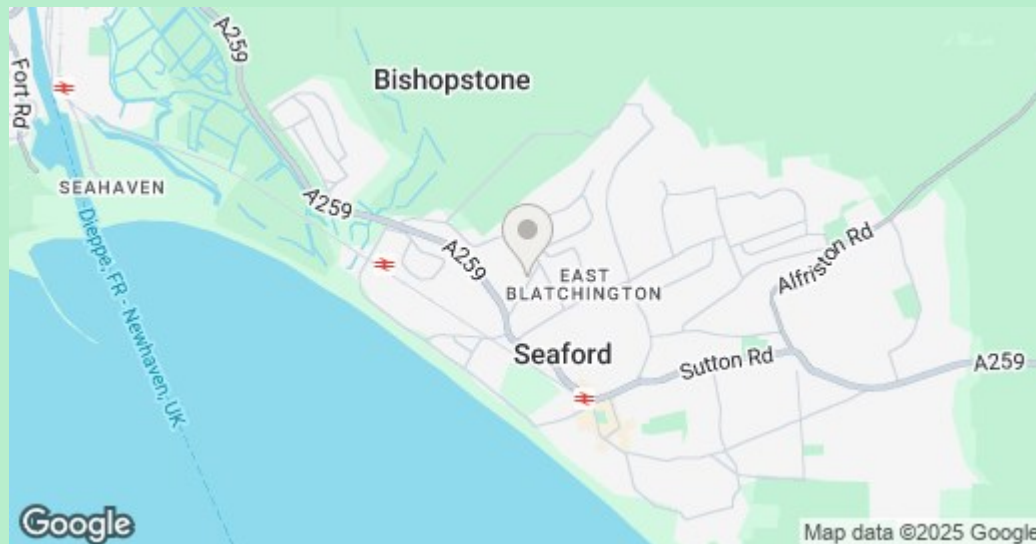
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

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