23 ARGENT CLOSE, SEAFORD, EAST SUSSEX, BN25 3BG

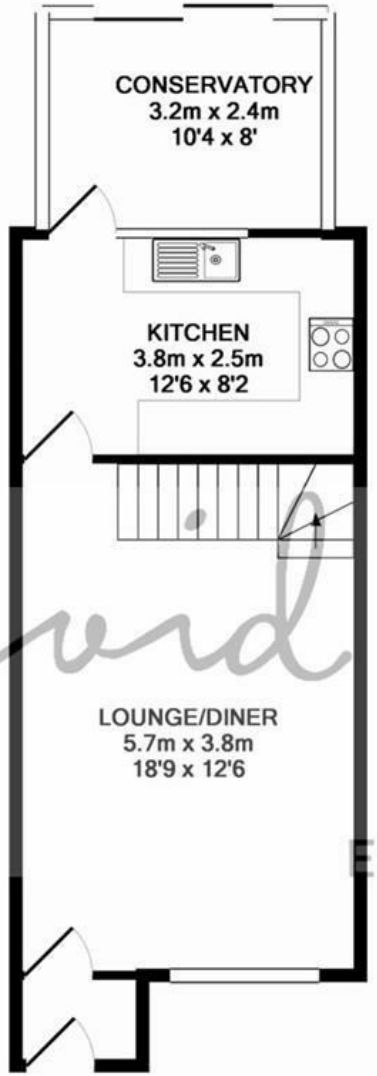
£289,950

A deceptively spacious two bedroom end terrace house with family bathroom and en-suite shower room. Situated in a popular residential location, approximately half a mile from local shops, bus services and Cradle Hill Primary School. Seaford town centre, railway station and seafront are approximately one and a quarter miles distant.

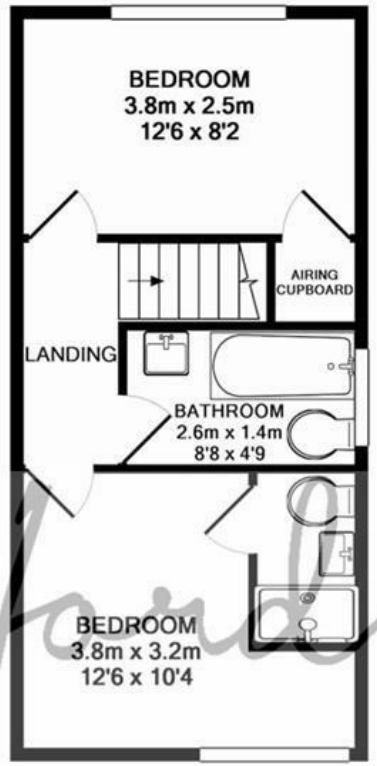
The accommodation comprises a vestibule, lounge/diner, kitchen and conservatory. On the first floor there are two double bedrooms, an en-suite shower room and family bathroom. The westerly aspect rear garden is mainly laid to lawn with timber decking.

Further benefits include a garage, uPVC double glazed windows and external doors, together with gas fired central heating served by a Worcester Bosch boiler.

- TWO BEDROOM END OF TERRACE HOUSE
- BATHROOM AND EN-SUITE SHOWER ROOM
- GARAGE
- BEING SOLD WITH NO ONWARD CHAIN
- LOUNGE/DINER
- CONSERVATORY
- WESTERLY ASPECT REAR GARDEN
- LOCATED WITHIN APPROXIMATELY HALF A MILE OF LOCAL SHOPS, BUS SERVICES AND CRADLE HILL PRIMARY SCHOOL
- SEAFORD TOWN CENTRE, SEAFRONT AND RAILWAY STATION ARE APPROXIMATELY A MILE AND A QUARTER DISTANT
- DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING



GROUND FLOOR
APPROX. FLOOR
AREA 40.4 SQ.M.
(435 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 31.3 SQ.M.
(337 SQ.FT.)

David Jordan
EST. 2004

23 ARGENT CLOSE SEAFORD
TOTAL APPROX. FLOOR AREA 71.7 SQ.M. (771 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: B

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 representations of fact or form part of any offer or contract.

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EST. 2004