



4 BLATCHINGTON ROAD, SEAFORD, BN25 2AA

£350,000



A very well-presented four bedroom home ideally located in central Seaford, just a short walk from the town centre and seafront. Seaford town train station with its mainline rail links to Brighton, Lewes, Gatwick and London Victoria is approximately 150 yards distant.

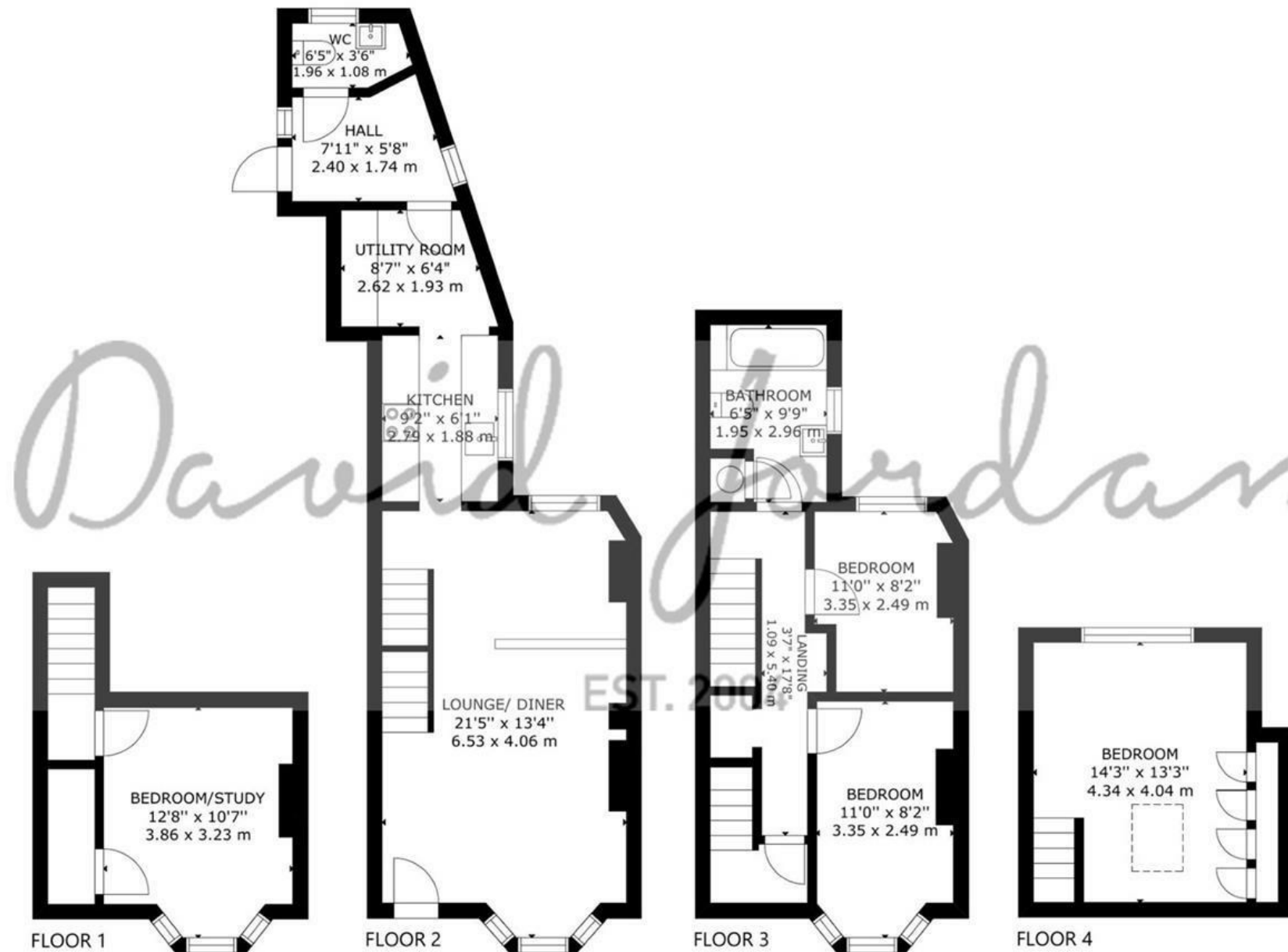
The accommodation is arranged over four floors with the entrance floor offering an open plan lounge/diner, a well-fitted kitchen, utility area and cloakroom. Downstairs there is access to bedroom four/study. On the first floor there are two bedrooms and the family bathroom. The second floor grants access to the dual-aspect main bedroom.

Further benefits include gas central heating and uPVC double glazing.

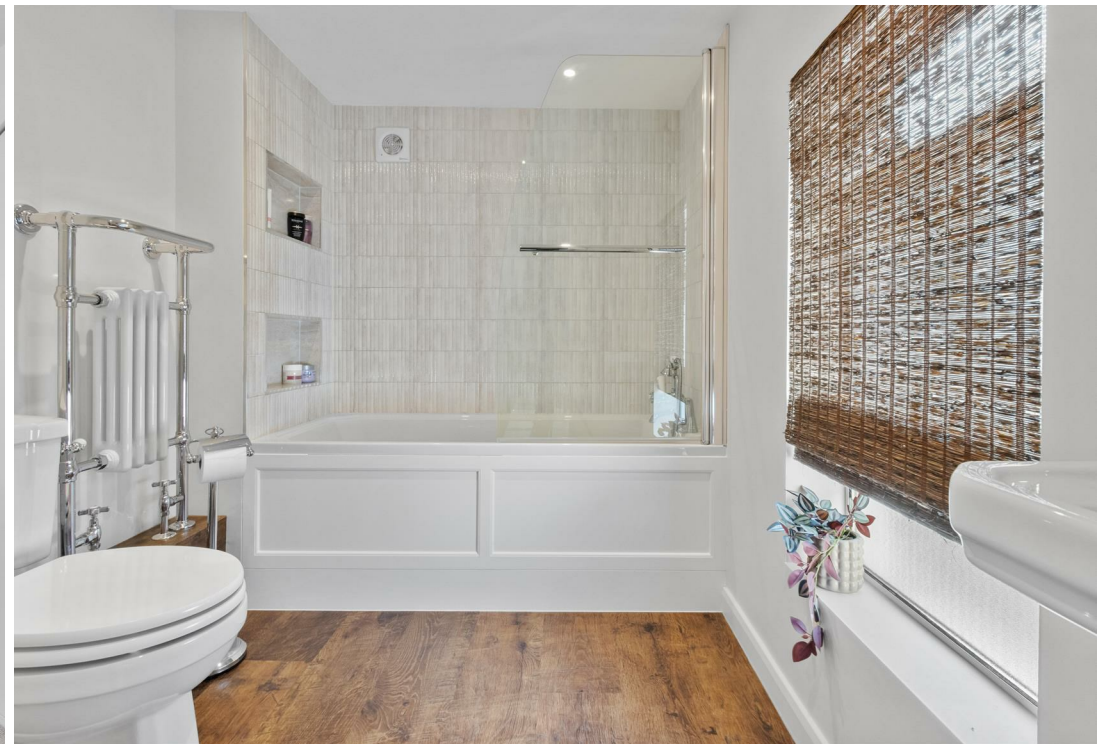
An internal inspection is advised to appreciate the level of charm and accommodation on offer.

- FOUR BEDROOM HOUSE
- SITUATED ON THE EDGE OF SEAFORD TOWN CENTRE
- ACCOMMODATION ARRANGED OVER FOUR FLOORS
- BEAUTIFULLY-PRESENTED
- BRIGHT AND SPACIOUS LOUNGE/DINER
- WELL-FITTED KITCHEN WITH SEPARATE UTILITY AREA
- DOWNSTAIRS CLOAKROOM
- MODERN FAMILY BATHROOM
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- WITHIN 150 YARDS OF SEAFORD TOWN TRAIN STATION





GROSS INTERNAL AREA  
TOTAL: 122 m<sup>2</sup>/1,305 sq ft  
FLOOR 1: 18 m<sup>2</sup>/191 sq ft, FLOOR 2: 49 m<sup>2</sup>/525 sq ft  
FLOOR 3: 36 m<sup>2</sup>/389 sq ft, FLOOR 4: 19 m<sup>2</sup>/200 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



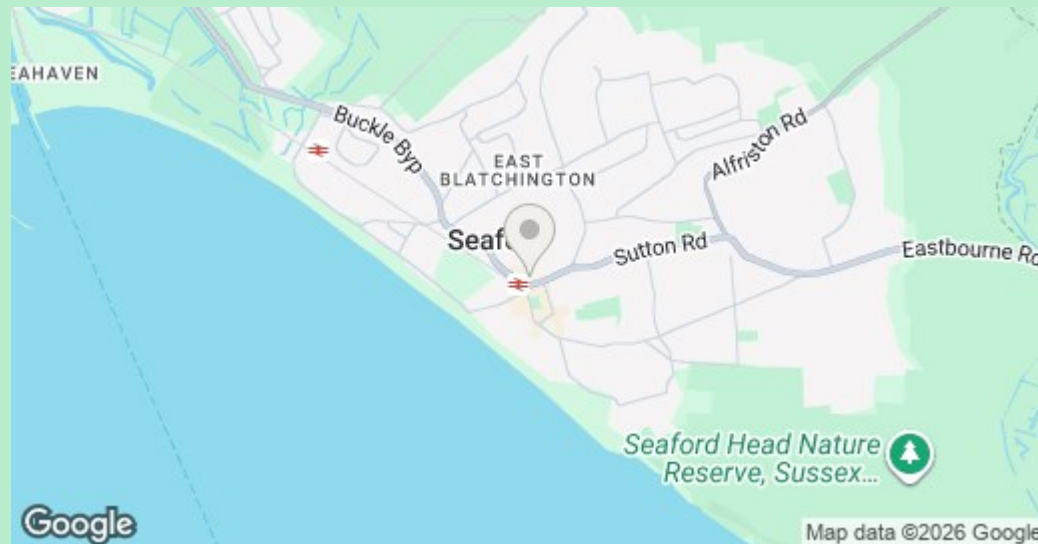
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: 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 representations of fact or form part of any offer or contract.

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EST. 2004