



11 SURREY CLOSE, SEAFORD, EAST SUSSEX, BN25 2NL

£375,000

David Jordan Estate Agents are pleased to offer for sale this very well-presented cottage-style house, situated within an attractive horseshoe close. Recessed from the road along a shingle drive and conveniently located near a local parade of shops, bus stop, the Salts recreation ground and seafront. Seaford town centre with its comprehensive range of shops, cafe's & restaurants, bus services to Eastbourne & Brighton and railway station can be found within half a mile from the property.

A key feature of the property is the wood floors that flow throughout the ground floor. The welcoming reception hall leads to a refitted kitchen/breakfast room with a utility/cloakroom and living/dining room with feature fireplace. On the the first floor, there are two double bedrooms and refitted bathroom. The low maintenance rear garden is mainly laid to patio with shingle beds and flower planting. Further benefits include double glazing, gas fired central heating and a garage which is located in a block accessible via a private resident's driveway.

The property is subject to maintenance fees of £190 per year for the upkeep of the communal space and driveway to the front and is considered to be an ideal home, for a range of audiences.

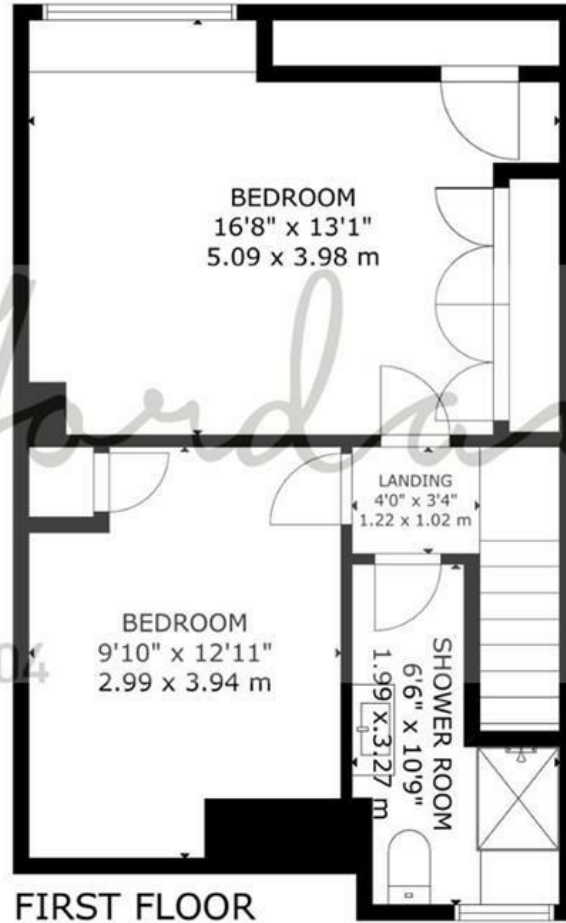
An internal inspection is recommended to fully appreciate this charming property.

- TWO DOUBLE BEDROOMS
- CHARMING AND VERY WELL-PRESENTED COTTAGE STYLE HOUSE
- SITUATED IN THIS FAVOURED, PRIVATE HORSESHOE-SHAPED CLOSE
- EXTENDED LIVING/DINING ROOM
- LOW-MAINTENANCE REAR GARDEN THAT ENJOYS A WESTERLY ASPECT
- REFITTED KITCHEN AND SHOWER ROOM
- DOWNSTAIRS CLOAKROOM
- MAIN BEDROOM WITH VIEWS TOWARD SEAFORD SEAFRONT AND NEWHAVEN BAY
- PARADE OF LOCAL SHOPS AND SEAFORD SEAFRONT WITHIN 0.3 MILES
- SINGLE GARAGE





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 91 m<sup>2</sup>/981 sq.ft  
GROUND FLOOR: 49 m<sup>2</sup>/532 sq.ft, FIRST FLOOR: 42 m<sup>2</sup>/449 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: 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