



63 NORTH WAY, SEAFORD, EAST SUSSEX, BN25 3HP

£530,000

A well-presented and spacious detached family home, in a sought after residential area approximately 1.5 miles from Seaford town centre and railway station.

Local shops, bus route, primary schools and Seaford golf course are within easy reach.

The ground floor accommodation comprises lounge with separate dining room, a good-sized conservatory, kitchen and cloakroom.

On the first floor, leading off the light and airy landing, are four bedrooms and family bathroom. The master bedroom benefits from having an en-suite shower room.

The front garden is part laid to lawn and driveway, offering parking for one vehicle leading to the garage, which is approached via up-and-over door.

A gate to one side of the property gives access to the good-sized garden with level lawn, borders with established trees and hedges. A paved patio area provides a pleasant seating area.

There are solar panels which were installed in 2011. The feed-in tariff should be transferable to new owners and was set for 25 years ending in 2036. There is also uPVC double glazing and gas central heating.

A viewing is highly recommended to appreciate the accommodation on offer.

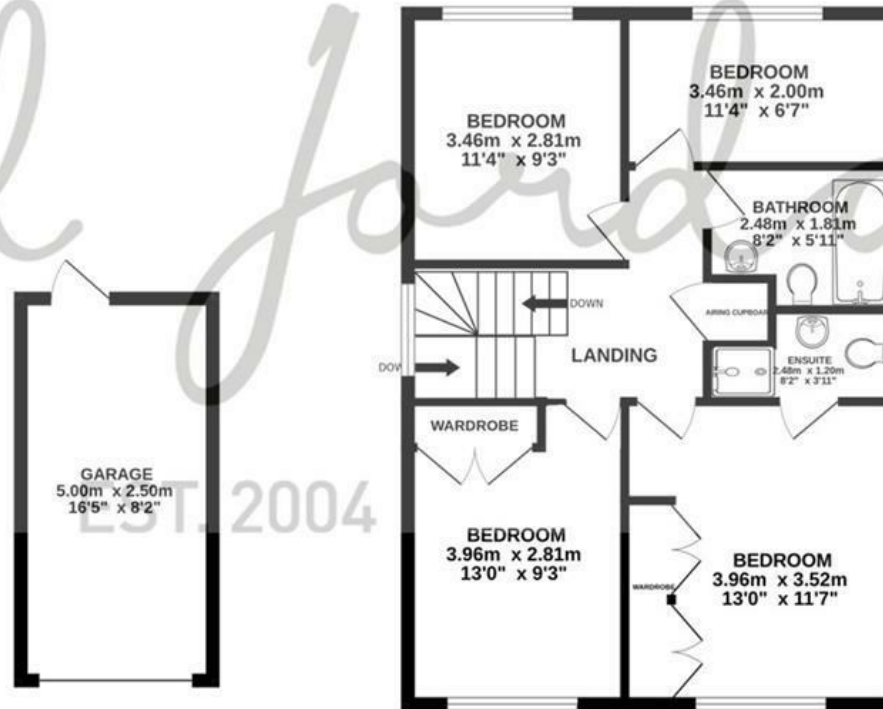
- FOUR BEDROOM DETACHED FAMILY HOUSE
- CLOSE PROXIMITY TO BLATCHINGTON GOLF COURSE AND PRIMARY SCHOOLS
- KITCHEN WITH INTEGRATED APPLIANCES
- CONSERVATORY
- LOUNGE WITH SEPARATE DINING ROOM
- FAMILY BATHROOM WITH EN-SUITE TO MASTER
- QUIET LOCATION
- OFF ROAD PARKING FOR ONE VEHICLE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- SOLAR PANELS PROVIDING A FEED IN TARIFF WHICH ENDS IN 2036



GROUND FLOOR
92.3 sq.m. (994 sq.ft.) approx.



1ST FLOOR
57.5 sq.m. (619 sq.ft.) approx.



63 NORTH WAY SEAFORD

TOTAL FLOOR AREA : 149.8 sq.m. (1612 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: C

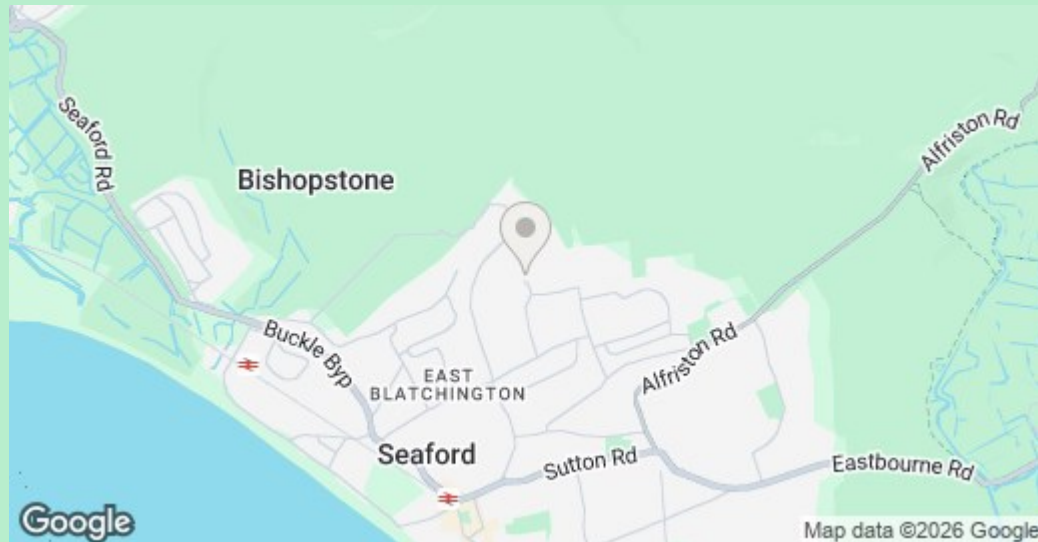
DISCLAIMER

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.



01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004