



49 STAFFORD ROAD, SEAFORD, EAST SUSSEX, BN25 1UB

£375,000

An opportunity to acquire this three bedroom semi-detached home, situated in an extremely convenient location, within easy walking distance of Seaford town centre, mainline railway station, Seaford seafront, and bus routes between Brighton and Eastbourne.

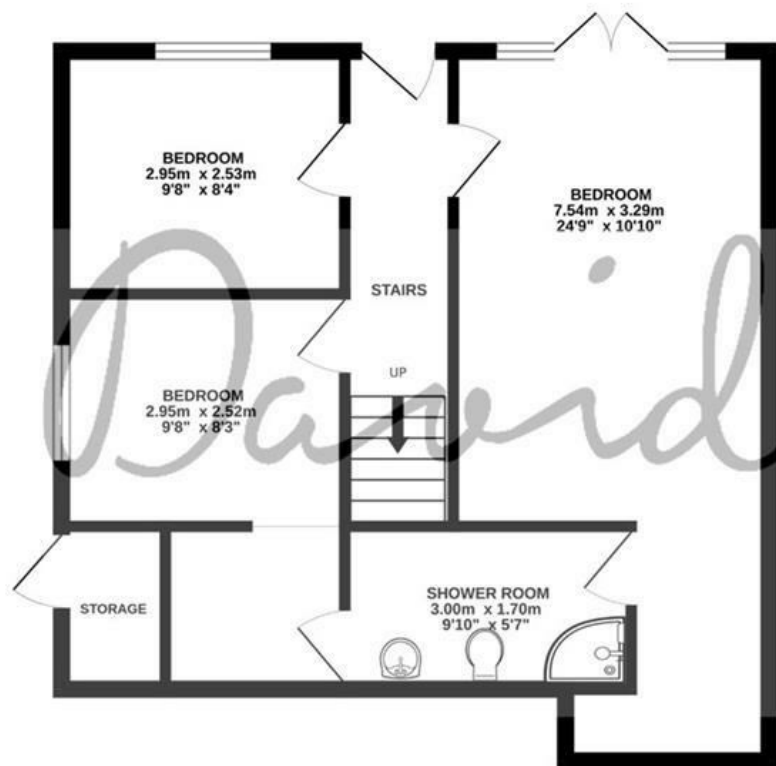
The property offers spacious family accommodation and comprises of three bedrooms and EN-suite shower room on the lower floor and family bathroom, kitchen/breakfast room and sitting room.

The property has the benefit of uPVC double glazing and gas central heating. An early viewing is highly recommended to appreciate the level of accommodation on offer.

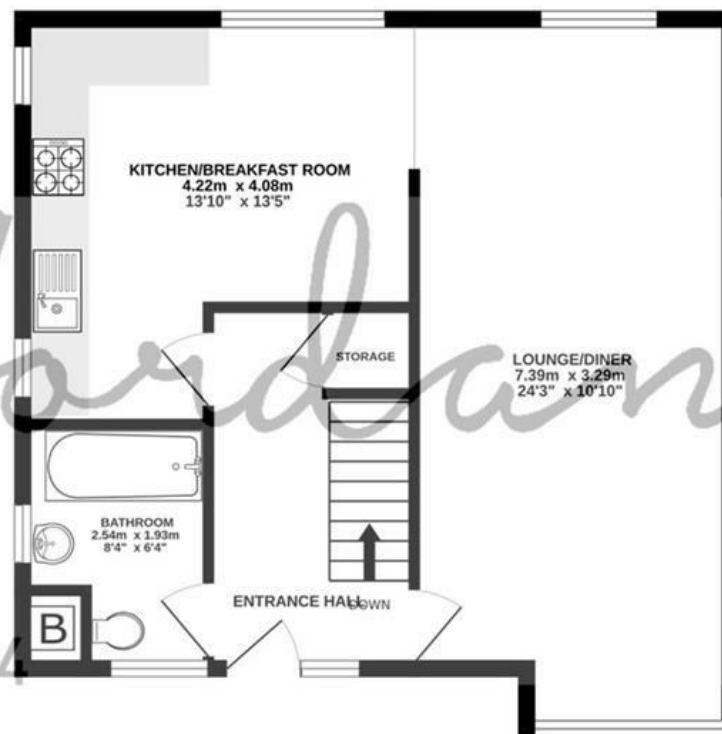
- THREE BEDROOM SEMI-DETACHED PROPERTY
- KITCHEN/ BREAKFAST ROOM
- SITTING ROOM
- BATHROOM AND EN-SUITE SHOWER ROOM
- EXTREMELY CONVENIENT LOCATION, WITHIN APPROXIMATELY HALF A MILE OF SEAFORD TOWN CENTRE AND MAINLINE RAILWAY STATION
- DOUBLE GLAZED WINDOWS AND GAS FIRED CENTRAL HEATING
- REAR GARDEN MAINLY LAID TO LAWN WITH GATED ACCESS ONTO AVONDALE ROAD
- LOCATED APPROXIMATELY HALF A MILE FROM SEAFORD PRIMARY SCHOOL AND A MILE FROM SEAFORD HEAD SECONDARY SCHOOL



GROUND FLOOR
50.6 sq.m. (544 sq.ft.) approx.



ENTRANCE FLOOR
51.2 sq.m. (551 sq.ft.) approx.



49 STAFFORD ROAD SEAFORD

TOTAL FLOOR AREA : 101.8 sq.m. (1095 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.

Made with Metropix ©2024



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

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