

59 MAPLE FIELDS, SEAFORD, EAST SUSSEX, BN25 3ER

£399,000

Constructed in 2007 by Bloor homes, this four bedroom end of terrace house is situated in the northern outskirts of Seaford within easy reach of local bus route, South Downs National Park and Cradle Hill Primary School. The town centre and mainline railway station are about a mile and a half distant.

On the ground floor there is a kitchen/breakfast room, living room, study and dining room. There is access to the rear garden from the living room via double doors.

The first floor has four bedrooms, one of which has an en-suite shower room and the family bathroom.

Outside there is an easterly aspect rear garden which has a large patio and is laid to lawn.

There is also off road parking for one vehicle and a garage.

An internal inspection is advised to appreciate the accommodation on offer.

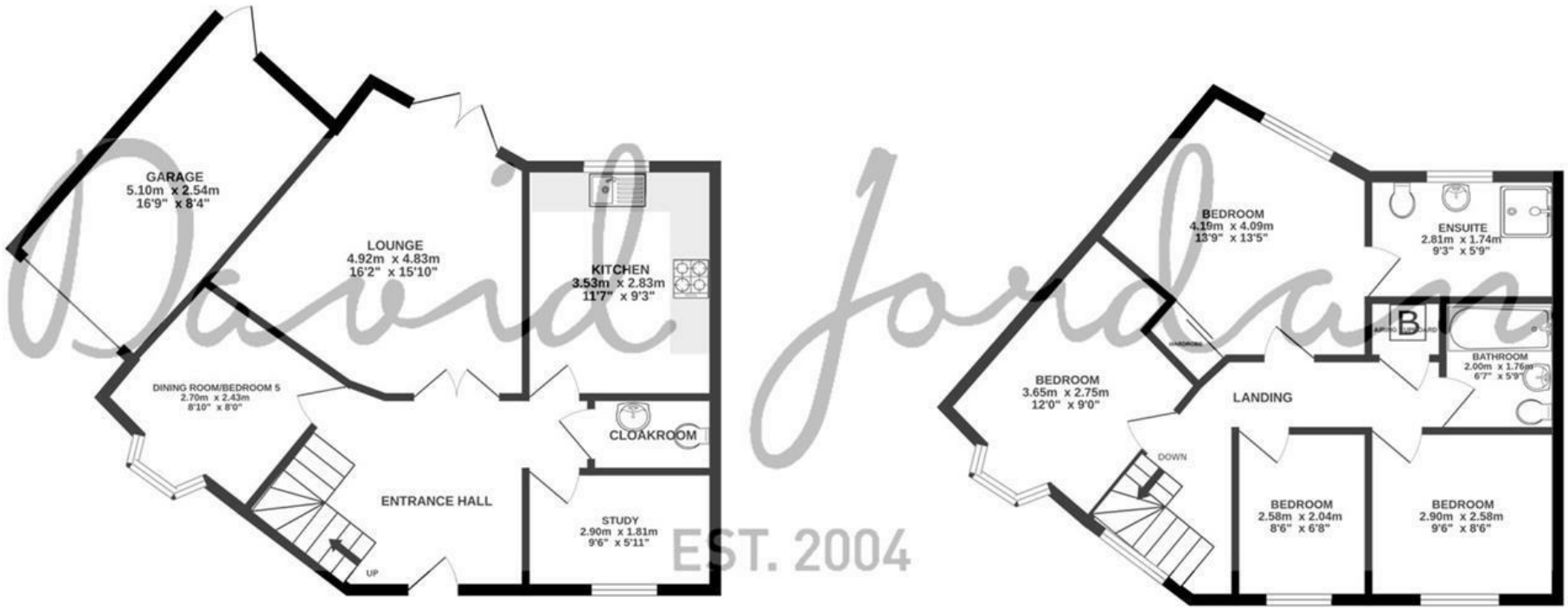
- FOUR BEDROOMS
- END-OF-TERRACE HOUSE
- SITUATED IN A CUL-DE-SAC CLOSE TO LOCAL PARADE OF SHOPS, BUS ROUTE AND PRIMARY SCHOOL
- CONSTRUCTED IN 2007
- LIVING ROOM AND DINING ROOM
- KITCHEN
- STUDY
- EN-SUITE TO MAIN BEDROOM
- FAMILY BATHROOM
- GARAGE AND OFF ROAD PARKING FOR ONE VEHICLE





GROUND FLOOR
64.5 sq.m. (694 sq.ft.) approx.

1ST FLOOR
52.6 sq.m. (567 sq.ft.) approx.



David Jordan EST. 2004

59 MAPLEFIELDS SEAFORD

TOTAL FLOOR AREA : 117.1 sq.m. (1261 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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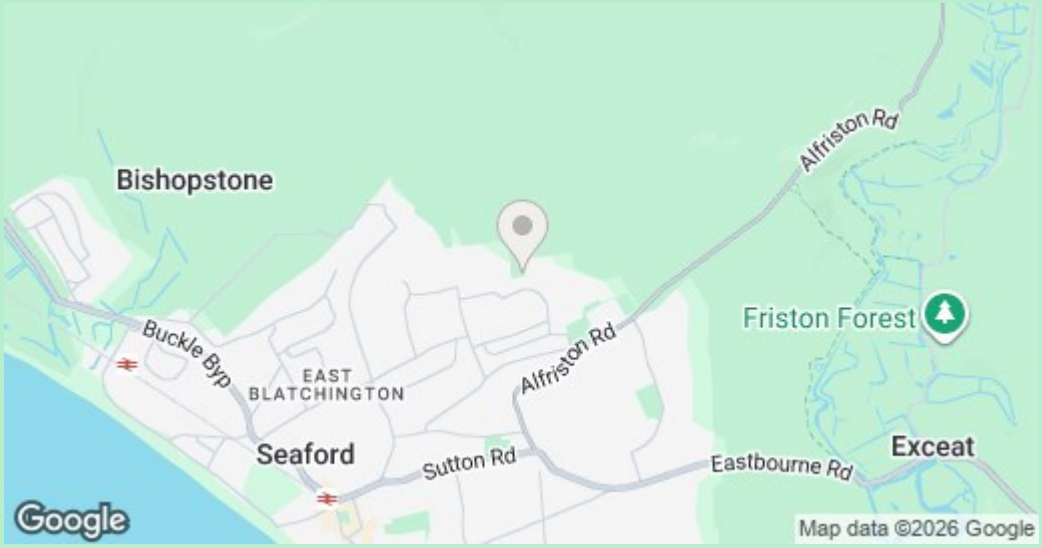
COUNCIL TAX BAND

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.

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