11 ST. CRISPIANS, SEAFORD, BN25 2DY

£250,000

A one bedroom group-style house, situated within level walking distance of Seaford Town Centre, railway station and bus services operating along the main A259, with routes to Brighton and Eastbourne.

The Salts recreation grounds, seafront and parade of shops in Claremont Road are conveniently nearby.

The ground floor accommodation comprises lounge/dining room and kitchen. There is one double bedroom and modern shower room on the first floor.

The owners of these group-style houses have the use of the communal gardens and this house has the advantage of an allocated parking space.

Further benefits include uPVC double glazing.

The property, which requires modernisation is considered to be an ideal first time buy or investment.

Offered for sale with immediate vacant possession and no onward chain.

- GROUP-STYLE HOUSE
- ONE BEDROOM
- FREEHOLD PROPERTY
- LOUNGE / DINING ROOM
- BATHROOM
- ALLOCATED PARKING SPACE NUMBER 11
- KITCHEN
- UPVC DOUBLE GLAZED WINDOWS
- APPROXIMATELY 0.2 MILES FROM SEAFORD RAILWAY STATION AND BUS ROUTES BETWEEN BRIGHTON AND EASTBOURNE
- OFFERED FOR SALE WITH IMMEDIATE VACANT POSSESSION AND NO ONWARD CHAIN

Ground floor

Covered and recessed entrance with tiled floor, electric meters, storage cupboard and door to:-

ENTRANCE LOBBY

Consumer unit. Electric radiator. Stairs to first floor.

LOUNGE/DINER

Dimplex storage heater. Double glazed bay window.

KITCHEN

Range of fitted base units and matching wall cupboards. Work tops with one and a half bowl sink and drainer. Tiled splash-backs. Space for cooker, fridge freezer and washing machine. Double glazed window. Under stairs storage cupboard.

First floor

LANDING

Hatch to loft.

BEDROOM ONE

Double glazed window. Electric radiator. Fitted wardrobe.

BATHROOM

White suite comprising close coupled wc, pedestal wash basin and bath with Triton electric shower above. Tiled walls. Linen cupboard with hot water cylinder. Extractor fan.

Outside

ALLOCATED PARKING SPACE

Space number 11 and situated to the rear of the group of properties.

COMMUNAL GARDENS

There is a small maintenance charge for the upkeep of the grounds. Details to follow.

Disclaimer

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.

COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: B

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.

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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 representationsof fact or form part of any offer or contract.

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