



111 GRAND AVENUE, SEAFORD, BN25 2QY

£325,000

A three bedroom mid terrace house situated opposite open green in the popular Valley Dip development, within half a mile of local bus route, play area, and convenience store in Princess Drive.

Seaford town centre, with its range of shops, restaurants, coffee shops, and mainline railway station, is approximately one and a quarter miles distant.

The accommodation comprises a kitchen/diner, lounge, three bedrooms, cloakroom and modern bathroom.

The property benefits from uPVC double glazing, gas central heating, off-road parking for one vehicle, a single garage, and far reaching views over green to sea glimpse. The property is being sold with immediate vacant possession and no onward chain.

- THREE BEDROOMS
- KITCHEN/DINER
- GROUND FLOOR CLOAKROOM
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- FAMILY BATHROOM
- OFF ROAD PARKING FOR ONE VEHICLE AND SINGLE GARAGE
- REAR GARDEN WITH RAISED DECKING
- VACANT POSSESSION
- NO ONWARD CHAIN





UPVC double glazed entrance door opening into entrance lobby with radiator.

Inner door opening into entrance hallway with radiator.

Ground floor cloakroom. With low-level WC, radiator and wash hand basin.

#### Kitchen/Diner

Fitted with base and wall mounted cupboards, gas hob and oven below. Space for appliances, further space for table and chairs. Radiator, wall mounted gas fire boiler.

#### Lounge

With under stairs storage cupboard, radiator, uPVC double glazed window overlooking open green opposite.

Staircase to first floor landing with balustrade and built in cupboard. Doors to:

#### Bedroom One

Built-in wardrobe cupboard, radiator, uPVC double glazed window overlooking open Green.

#### Bedroom Two

Built-in wardrobe cupboard, radiator, uPVC double window overlooking rear garden.

#### Bedroom Three

Radiator, uPVC double window overlooking open Green.

#### Bathroom

Fitted white suite comprising panel bath with shower screen, low suite WC, pedestal wash basin, part tiled walls, radiator, UPVC double glazed rear window.

#### Garage

Approached via up and over door and parking for vehicle. uPVC double glazed personal door accessing the rear garden.

Rear garden with upper decking area and partly laid to lawn, part fenced enclosed.





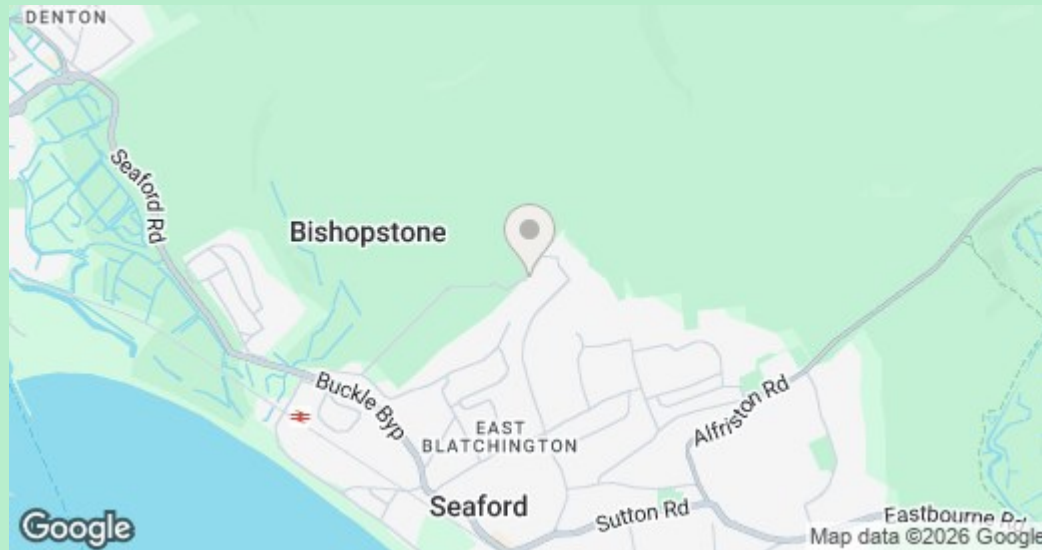
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

## 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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EST. 2004