55 GROVE ROAD, SEAFORD, EAST SUSSEX, BN25 1TR

£475,000

This attractive 1930s extended detached house, featuring distinctive bow windows and charming arched recessed entrance, set behind a brick-paved driveway in a pleasant, tree lined road with grass verges.

The property is conveniently located for Seaford town centre. Seaford railway station, shopping facilities, the Salts Recreation Ground and the beach are all within easy reach.

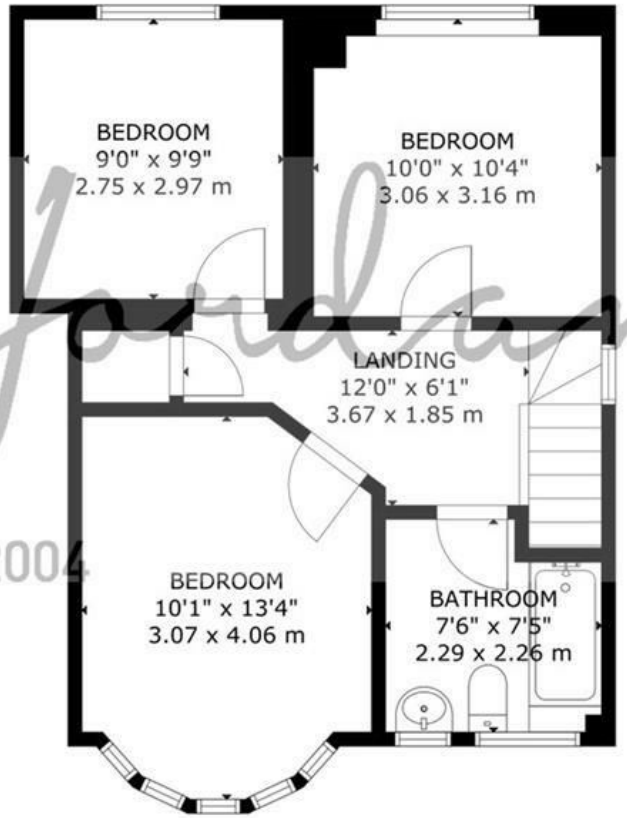
The well arranged accommodation comprises an entrance hall, lounge and an impressive open plan family room/kitchen with study area, featuring doors opening onto the rear garden. There is also a convenient ground floor cloakroom. To the first floor are three bedrooms and a family bathroom.

Outside, the rear garden benefits from a detached garden cabin, ideal for use as a home office or hobbies room and to the front there is off street parking.

Other benefits include gas central heating and uPVC double glazed windows and majority doors.

- 1930'S DETACHED HOME
- THREE BEDROOMS
- SITUATED IN A PLEASANT TREE LINED ROAD WITH GRASS VERGES
- CONVENIENT FOR SEAFORD TOWN CENTRE, RAILWAY STATION AND SEAFRONT
- LOUNGE AND EXTENDED OPEN PLAN KITCHEN/FAMILY ROOM WITH STUDY AREA
- GROUND FLOOR CLOAKROOM
- REAR GARDEN WITH CABIN, IDEAL AS A HOME OFFICE OR HOBBIES ROOM
- GAS CENTRAL HEATING AND MAJORITY UPVC DOUBLE GLAZED
- OFF STREET PARKING

FLOOR 1



FLOOR 2

David Jordan
EST. 2004

GROSS INTERNAL AREA
TOTAL: 105 m²/1,127 sq.ft
FLOOR 1: 60 m²/645 sq.ft, FLOOR 2: 45 m²/482 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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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