



13 FITZGERALD PARK, SEAFORD, BN25 1AX

£325,000

A charming, chain free, end of terrace house that looks out onto an open green, forming part of this horse shoe style development. The property is situated within a quarter of a mile from Seaford town centre, railway station and seafront. Seaford Head secondary school, Annecy Primary school and both Hopscotch and Mickelfield nursey are all within three quarters of a mile.

There is a kitchen/breakfast room, southerly aspect lounge/diner opening onto a conservatory and low maintenance tiered rear garden thereafter.

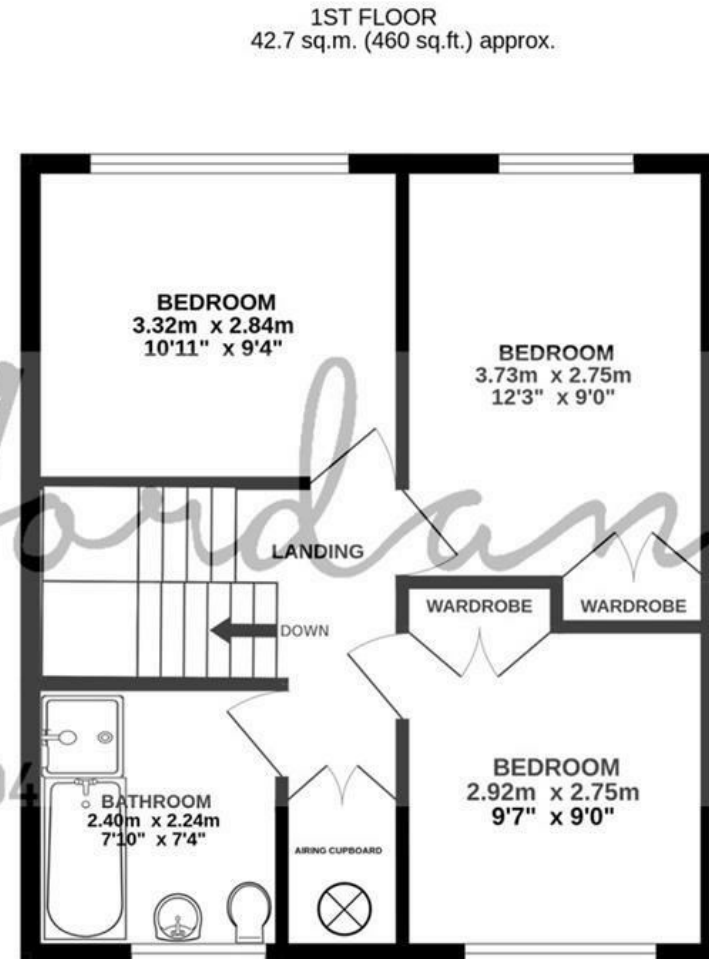
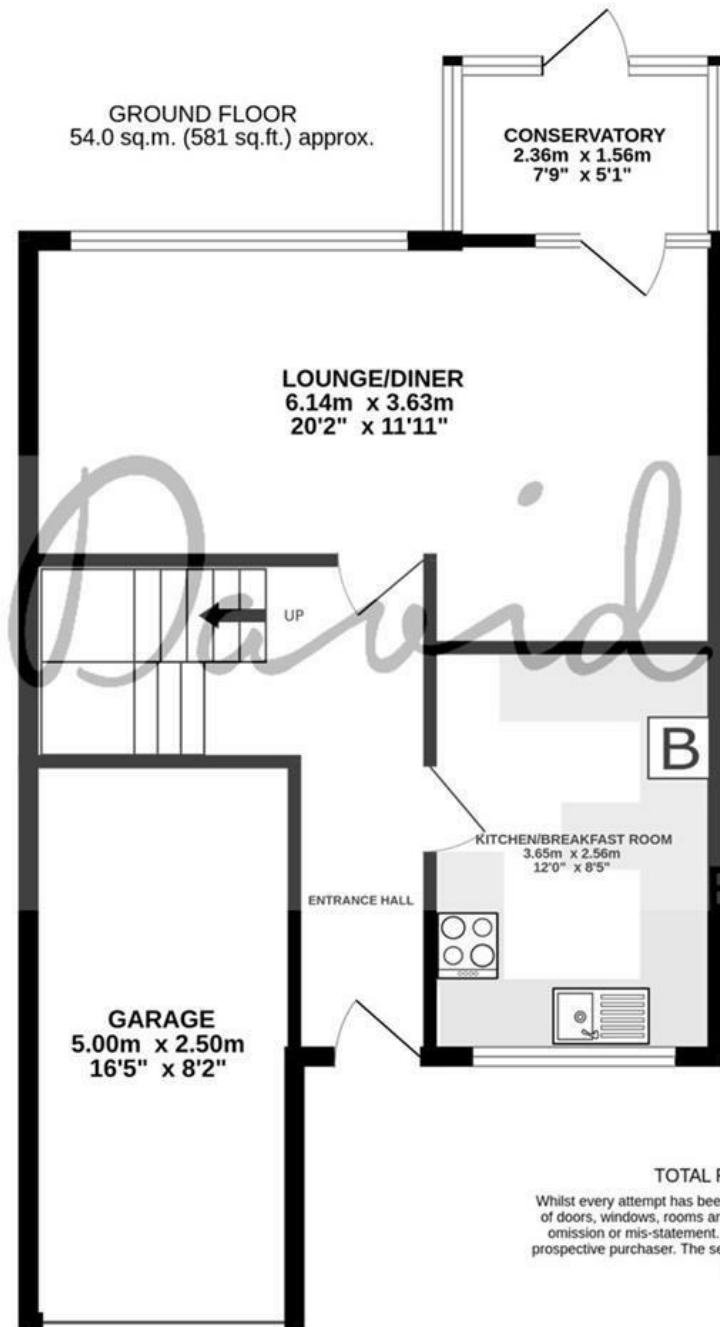
The first floor has the family bathroom and three reasonable sized bedrooms with two rooms benefiting from built-in wardrobes.

Other features and benefits include gas central heating, off road parking for two vehicles and integral garage with potential to convert subject to planning consent.

We understand that number 13 forms part of the Fitzgerald Park Residents Association. There is an annual charge, currently £150, which contributes towards grass cutting and public liability insurance.

- THREE BEDROOM END OF TERRACE HOUSE
- BEING SOLD WITH NO ONWARD CHAIN
- SOUTHERLY ASPECT LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- BATHROOM WITH SHOWER ENCLOSURE
- THE MAIN ROOF WAS REPLACED IN 2025
- OFF ROAD PARKING AND INTEGRAL GARAGE
- GAS FIRED CENTRAL HEATING AND MAJORITY DOUBLE GLAZING
- SEAFORD TOWN CENTRE, RAILWAY STATION AND SEAFRONT ARE ALL WITHIN A MILE DISTANT
- SEAFORD HEAD SECONDARY SCHOOL, ANNECY PRIMARY SCHOOL AND BOTH HOPSCOTCH AND MICKLEFIELD NURSERY ARE ALL WITHIN THREE QUARTERS OF A MILE





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TOTAL FLOOR AREA : 96.7 sq.m. (1040 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: C

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.

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