

77 ST. CRISPIANS, SEAFORD, BN25 2DY

£250,000

A well-presented two-bedroom home, ideally situated in a convenient location, less than 0.5 miles from Seaford Town Centre and the train station, offering comfortable and practical living throughout.

The property features a bright living room and a fitted kitchen with a range of units and integrated appliances.

There are two generously sized double bedrooms, and the accommodation is further complemented by a family bathroom and useful storage cupboards.

Externally, the home has a dedicated off-road parking space and is ideally positioned close to local amenities and the seafront.

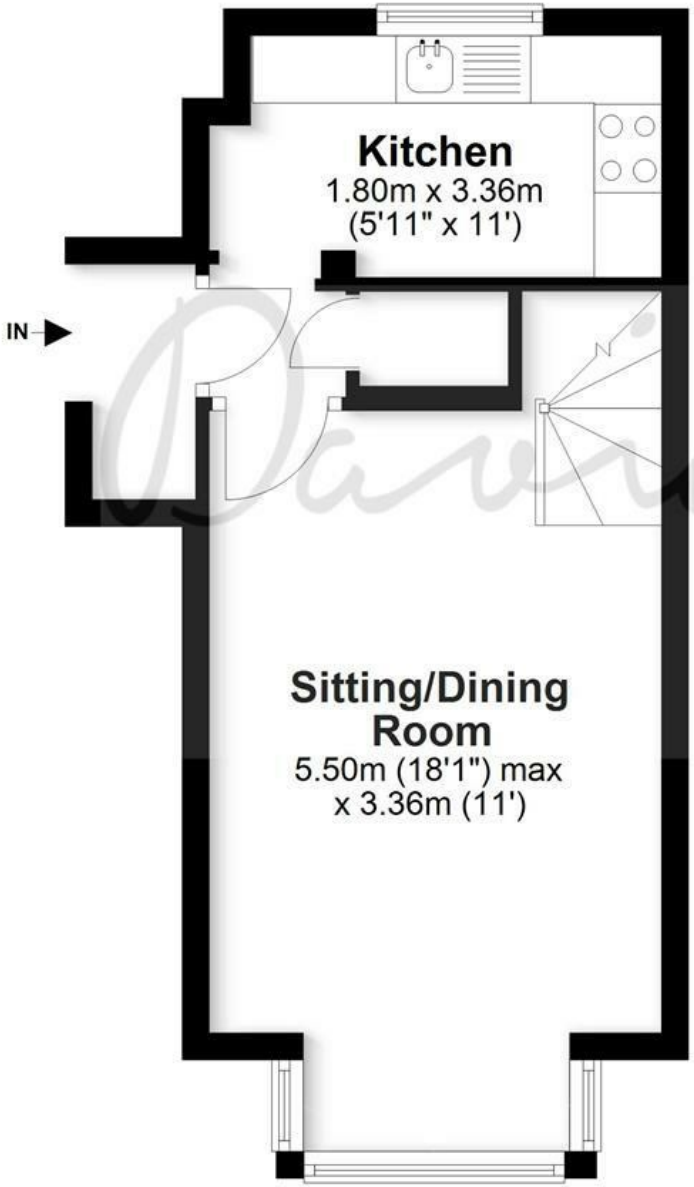
- TWO BEDROOM GROUPED-STYLE HOUSE
- APPROXIMATELY LESS THAN HALF A MILE TO SEAFORD TOWN CENTRE AND STATION
- WELL PRESENTED HOME
- TWO DOUBLE BEDROOMS
- ONE DESIGNATED OFF-ROAD PARKING SPACE
- KITCHEN
- BATHROOM
- GAS CENTRAL HEATING
- LOCAL SHOPS CLOSE BY
- CLOSE TO BUS SERVICE STOPS, GOING TO BRIGHTON AND EASTBOURNE





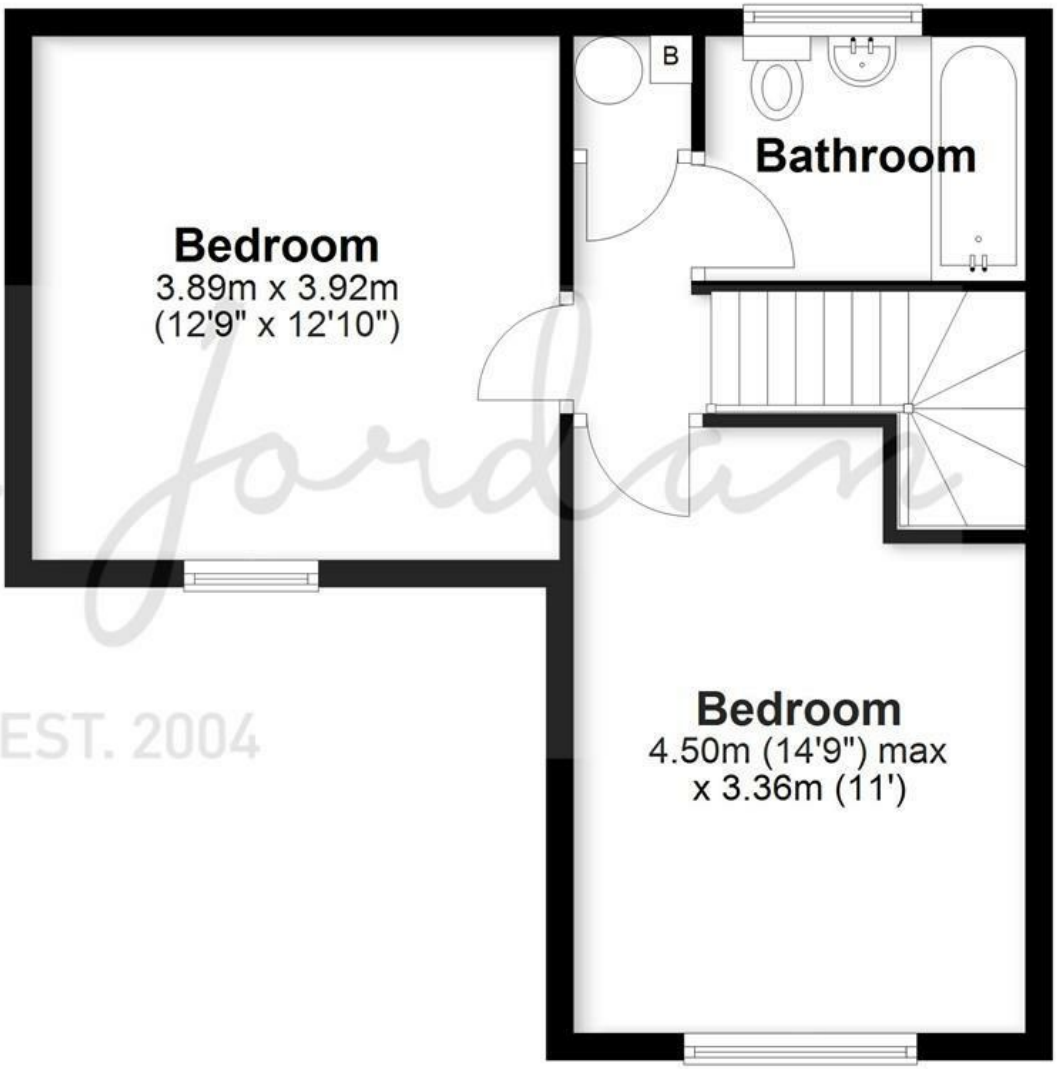
Ground Floor

Approx. 27.9 sq. metres (300.7 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



David Jordan
EST. 2004

Total area: approx. 68.5 sq. metres (737.0 sq. feet)





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.

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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