31 DUKES CLOSE, SEAFORD, BN25 2TU

£325,000

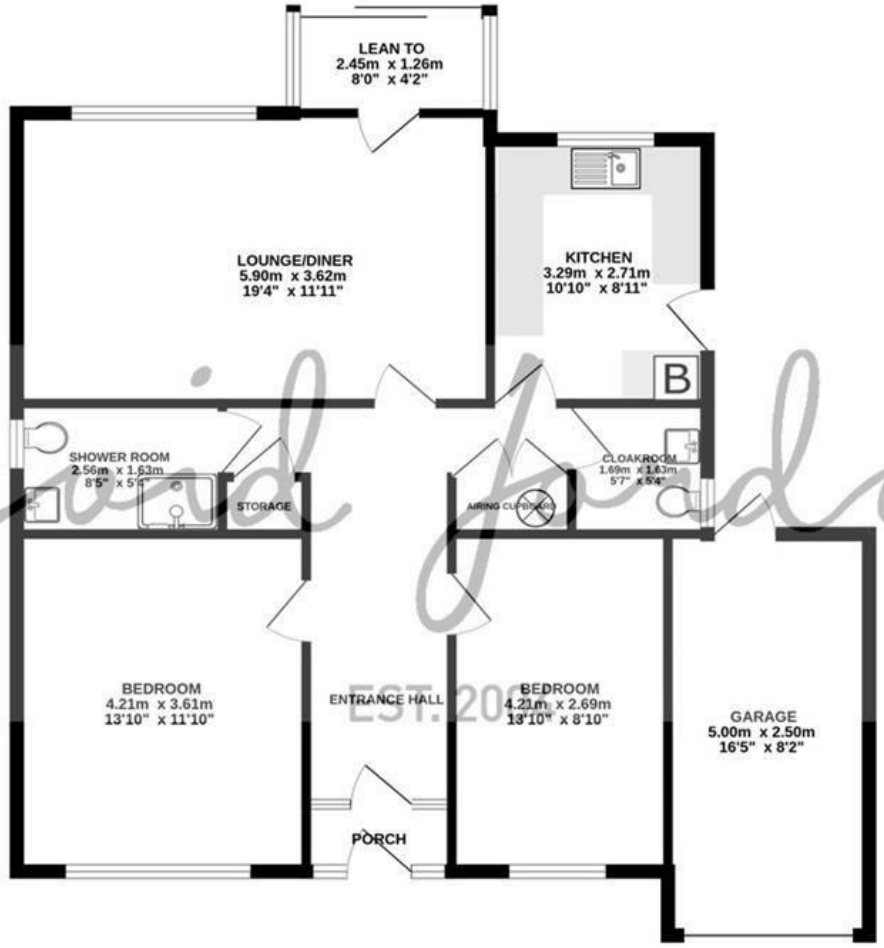
This detached bungalow, which requires extensive modernisation, is situated in this popular cul-de-sac on the western side of Seaford, close to bus route and approximately a third of a mile from convenience store in Princess Drive. The town centre, seafront and railway station are approximately one mile distant.

The well designed accommodation comprises spacious entrance hall, lounge/dining room, kitchen, two double bedrooms, wet room and cloakroom. There is also a garage with parking space in front and rear garden.

The property is being sold with no onward chain. Further benefits include part uPVC double glazed windows and gas fired central heating.

- TWO BEDROOM DETACHED BUNGALOW
- IN NEED OF EXTENSIVE MODERNISATION
- SEAFORD TOWN CENTRE AND RAILWAY STATION ARE APPROXIMATELY A MILE DISTANT
- SITUATED WITHIN A CUL-DE-SAC
- OFF ROAD PARKING AND GARAGE
- BEING SOLD WITH NO ONWARD CHAIN,
- LOUNGE / DINER
- KITCHEN
- WET ROOM AND CLOAKROOM
- GAS CENTRAL HEATING

GROUND FLOOR
94.0 sq.m. (1012 sq.ft.) approx.



David Jordan
EST. 200

31 DUKES CLOSE SEAFORD

TOTAL FLOOR AREA : 94.0 sq.m. (1012 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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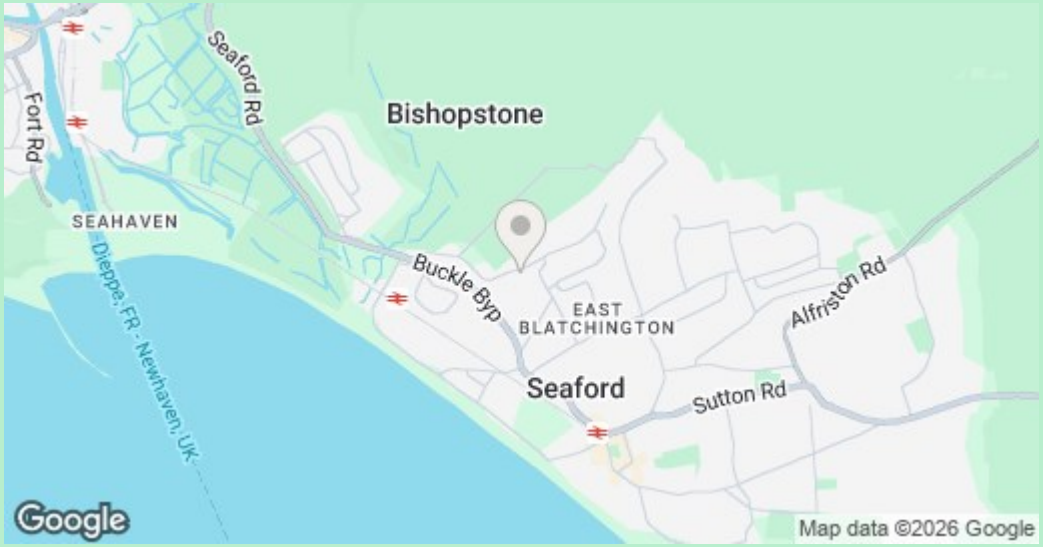
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

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 representationsof fact or form part of any offer or contract.

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