UMLEITUNG SOUTHDOWN ROAD, SEAFORD, BN25 4JR

£900,000

A charming Sussex-style, part tile hung detached residence set back from the road within a mature and established plot in one of Seaford's most sought-after locations. Ideally positioned close to Seaford Head Golf Course and approximately three quarters of a mile from the town centre and seafront, the property enjoys both tranquillity and convenience.

Requiring complete modernisation and improvement throughout, this characterful home presents an exceptional opportunity to create a substantial family residence tailored to modern living.

There are three reception rooms, including a large triple aspect lounge, separate dining room, study and a spacious kitchen/breakfast room.

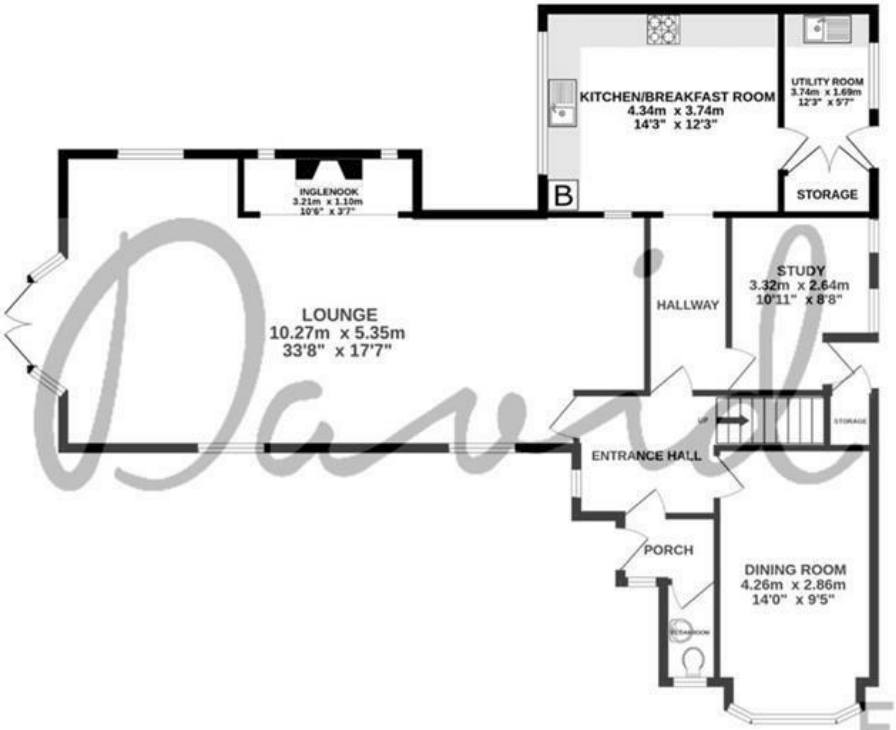
The first floor has five double bedrooms together with an en-suite and a family bathroom.

Notable features include some original leaded light windows, herringbone wood block flooring and an impressive inglenook fireplace. The grounds offer mature gardens with significant potential, complemented by a detached garage and vehicular access from Fitzgerald Avenue.

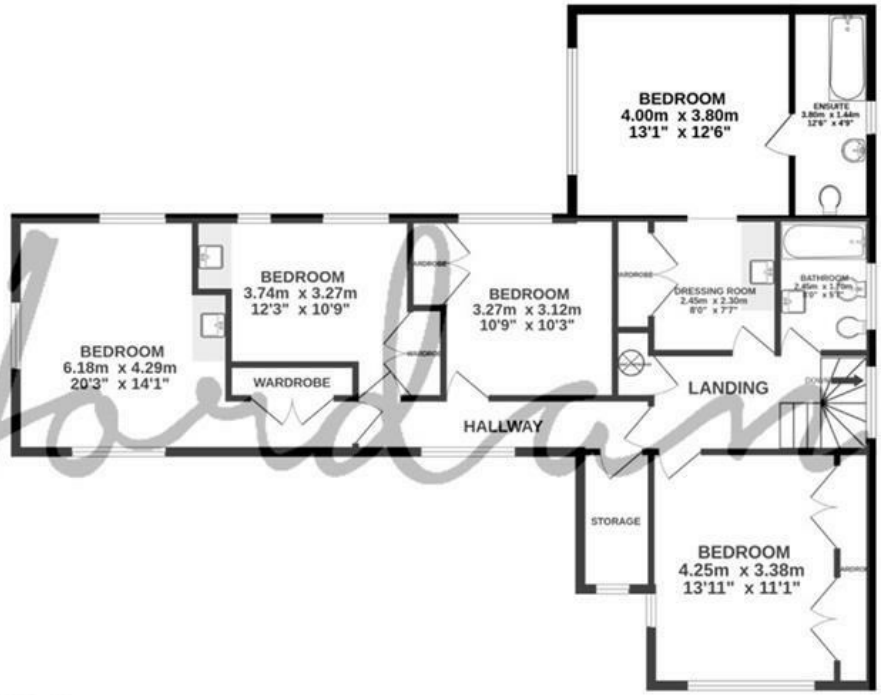
Offered for sale with no onward chain.

- DETACHED HOUSE WITHIN LARGE PLOT
- FIVE BEDROOMS
- TRIPLE ASPECT LOUNGE
- DINING ROOM AND STUDY
- EN-SUITE AND FAMILY BATHROOM
- MANY ORIGINAL FEATURES
- LARGE GARAGE AND VEHICULAR ACCESS TO THE REAR
- PART DOUBLE GLAZED
- VACANT POSSESSION WITH NO ONWARD CHAIN
- IN NEED OF COMPLETE MODERNISATION

GROUND FLOOR
112.8 sq.m. (1214 sq.ft.) approx.



1ST FLOOR
106.9 sq.m. (1151 sq.ft.) approx.



David Jordan
EST. 2004

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TOTAL FLOOR AREA : 219.7 sq.m. (2365 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: G

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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