



2A NORTH WAY, SEAFORD, EAST SUSSEX, BN25 3AL

£500,000

Guide price £500,000 - £525,000

An attractive detached house situated in a favoured location in the East Blatchington area of Seaford, about a mile and a quarter from the town centre and railway station. Local primary schools, shops and bus route are within easy reach.

The property has been substantially upgraded in 2021 with newly installed kitchen, which also has a new roof, gas central heating system, double glazing and cloakroom. The property has also been redecorated throughout.

Karndean flooring has been installed to the majority of the ground floor and there is a solid fuel burning stove in the sitting room.

The accommodation comprises three bedrooms, entrance hall, bathroom, sitting room, dining room, breakfast room (currently arranged as a play room), bathroom, ensuite and kitchen.

The property is situated on a good sized corner plot with off road parking for several vehicles and southerly aspect side garden which has a timber shed.

- THREE BEDROOMS
- DETACHED HOUSE
- CORNER PLOT
- THE PROPERTY UNDERWENT SUBSTANTIAL UPGRADING IN 2021
- LOUNGE, BREAKFAST ROOM AND DINING ROOM
- CONVENIENT LOCATION
- KITCHEN INSTALLED IN 2021
- BATHROOM AND ENSUITE SHOWER ROOM
- APPROXIMATELY A MILE AND A QUARTER FROM THE TOWN CENTRE AND RAILWAY STATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING





Ground floor

Double glazed door to:

ENTRANCE HALL

Double glazed window to front. Radiator. Stairs to first floor. Under stairs storage cupboard.

CLOAKROOM

Double glazed window to front. Wash basin set into vanity unit. Close coupled wc.

Ladder style towel rail.

SITTING ROOM

Oriel double glazed bay window to front and two double glazed windows to side.

Radiator. Solid fuel burning stove. Opening to:

DINING ROOM

Double glazed patio door to side garden. Door to:

BREAKFAST ROOM (currently arranged as a play room)

Radiator. Double glazed window to rear.

KITCHEN

Installed in 2021 with a range of wall and base units. Space for range cooker with splash back and cooker hood above. Granite work surface with inset one and a half bowl sink and drainer. Integrated dishwasher, fridge and freezer. Space for washing machine and dryer. Wall-mounted Glow Worm gas fired boiler also installed in 2021. Double glazed window to front and door to rear. Two roof lanterns.

First floor

LANDING

Double glazed window to side. Hatch to loft. Airing cupboard housing pressurised hot water cylinder.

BEDROOM ONE

Double glazed window with restricted views to Seaford Head. Radiator. Fitted wardrobe. Door to:

ENSUITE SHOWER ROOM

Close coupled wc. Step-free walk in shower. Wash basin set into vanity unit with mirror and light above. Ladder style heated towel rail.

BEDROOM TWO

Double glazed window to front. Radiator.

BEDROOM THREE

Double glazed window to front. Radiator.

BATHROOM

White suite comprising panelled bath. Close coupled wc. Wash basin set into vanity unit. Radiator. Double glazed window to side. Part tiled walls.

Outside

SIDE GARDEN

Fenced enclosed and mainly laid to lawn with paved patio. Timber shed. Gated access to front and path to rear with additional timber storage shed.

FRONT

Off road parking for several vehicles. Log store.





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.



01323 898414
sales@davidjordan.co.uk
davidjordan.co.uk

David Jordan

EST. 2004