37 ST PETERS ROAD, SEAFORD, EAST SUSSEX, BN25 2HP

£620,000

An opportunity to acquire a detached property located in the sought after, St Peters Road, a private close within the parish East Blatchington. and within half a mile of Seaford town centre and railway station, with routes to Brighton and London.

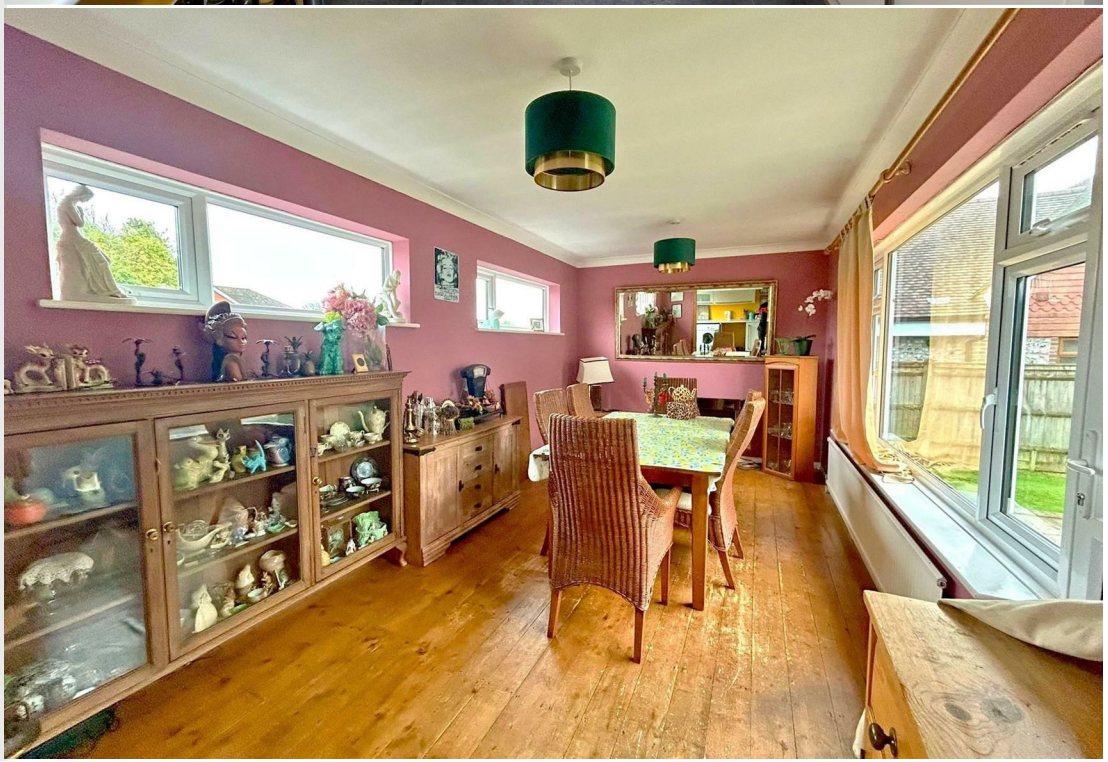
Accommodation is extremely versatile, arranged and extended over two floors with the potential to form a self-contained annex, which would make for ideal multi generation living arrangements.

The ground floor consists of: L-shaped kitchen/breakfast room, spacious dining room two sitting rooms, study, kitchenette, double bedroom, shower room and a separate bathroom.

On the first floor there are three double bedrooms, together with an en-suite bathroom.

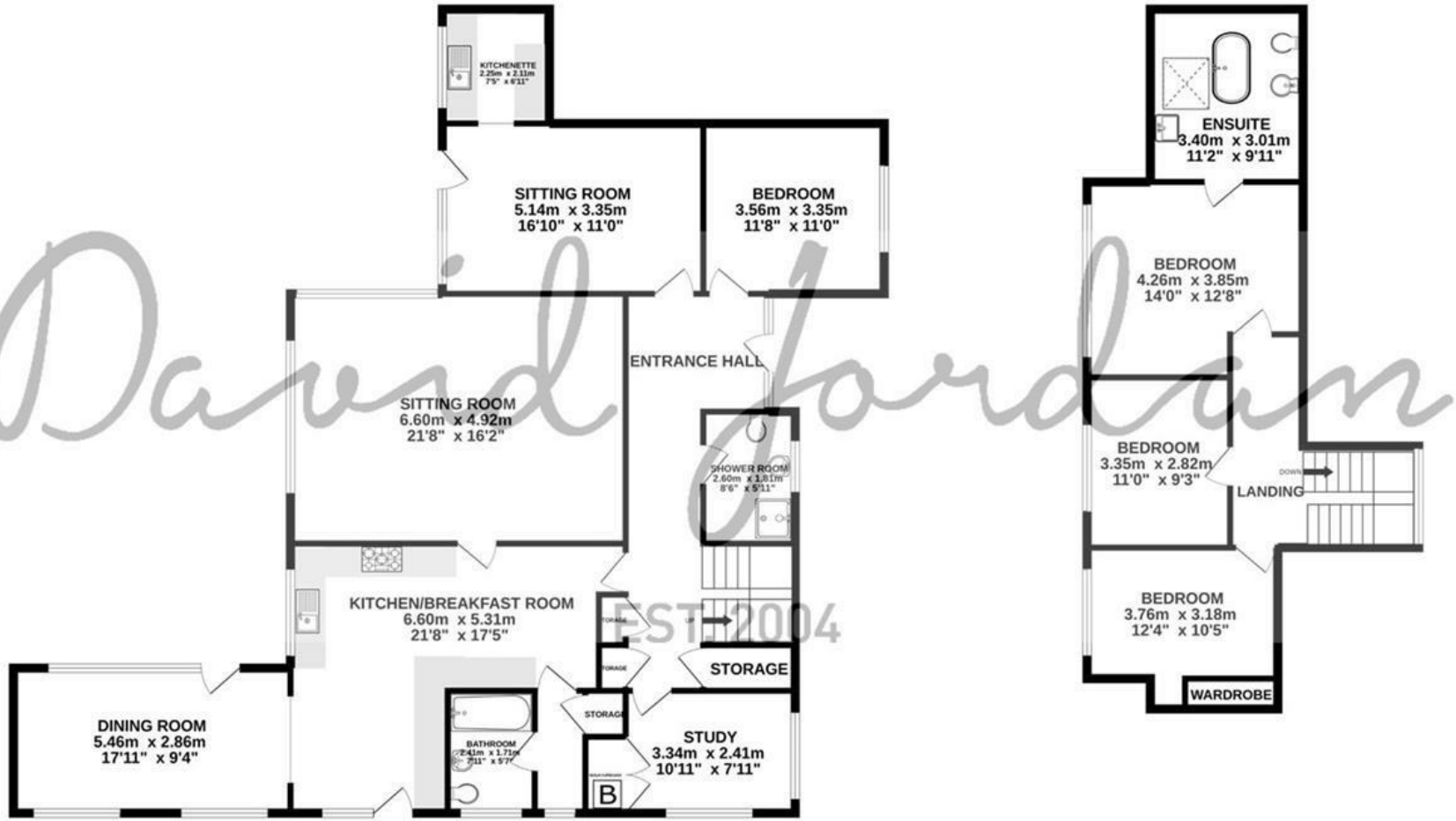
There is a good size southerly aspect rear garden, and plenty of parking to the front of the property.

- DETACHED HOUSE WITH POTENTIAL ANNEX
- VERSATILE ACCOMMODATION
- FOUR DOUBLE BEDROOMS
- EN-SUITE BATHROOM, ADDITIONAL GROUND FLOOR BATHROOM AND SHOWER ROOM
- TWO SITTING ROOMS, DINING ROOM AND A STUDY
- LARGE L-SHAPED KITCHEN/BREAKFAST ROOM
- SEPARATE KITCHENETTE
- GAS CENTRAL HEATING
- SOUTHERLY ASPECT REAR GARDEN
- PARKING FOR SEVERAL VEHICLES



GROUND FLOOR
150.0 sq.m. (1614 sq.ft.) approx.

1ST FLOOR
56.7 sq.m. (610 sq.ft.) approx.



David Jordan
EST 2004

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TOTAL FLOOR AREA : 206.6 sq.m. (2224 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: F

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: E

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.

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

David Jordan
EST. 2004