



2 AUDREY CLOSE, SEAFORD, BN25 2QU

£565,000

2, Audrey Close is a very well-presented three bedroom detached house situated in a small cul-de-sac made up of just five houses. Within easy reach of the local convenience store, recreational spaces and local footpaths reaching in all directions. The house is conveniently passed by feeder bus services connecting to Seaford's town centre, with links to Brighton and Eastbourne, Lewes and London.

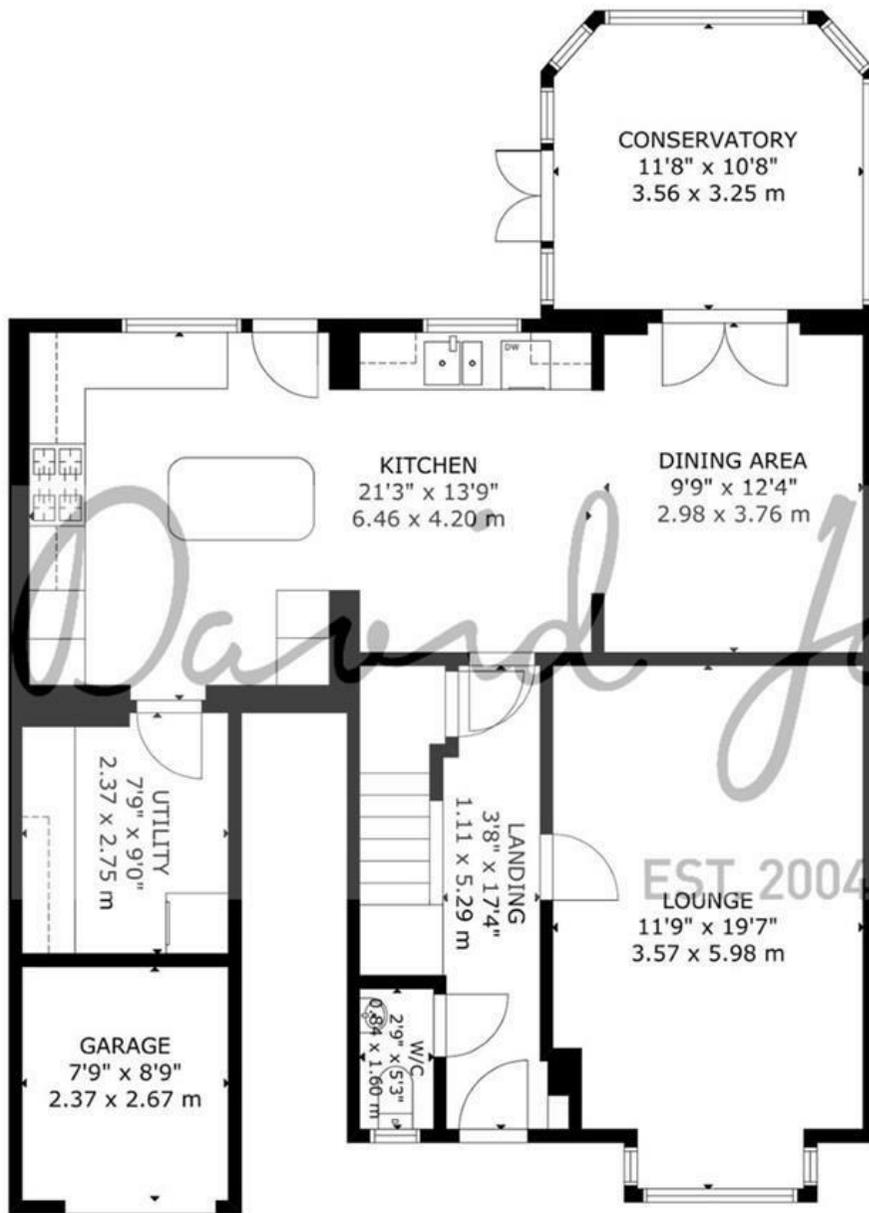
On the ground floor, there is a generous-sized living room with bay window overlooking the front. There is an expansive open plan kitchen / dining room with a range of modern fittings, conservatory, cloakroom and separate utility room. On the first floor there is the family bathroom and three double bedrooms, with the main bedroom benefiting from an en-suite shower room.

Outside, there is a fully fence enclosed rear garden which is mainly laid to lawn with a dining patio area, range of shrubs and bushes, and a home office, which is insulated and benefits from having light, heating and hardwired internet. To the front there is ample off road parking via brick paved driveway. There is also an up-and-over door to the remainder of the garage, which has been partially separated, providing a good level of storage.

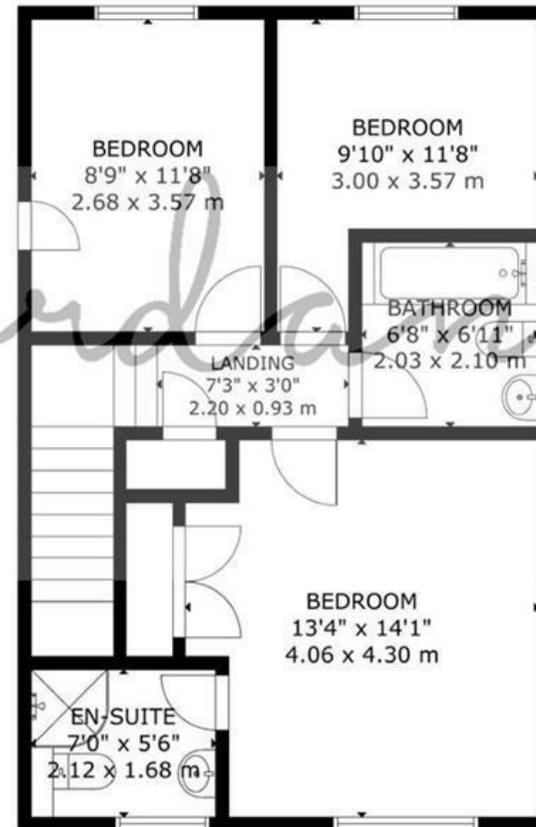
An internal inspection is advised to truly appreciate the accommodation and location.

- THREE DOUBLE BEDROOMS
- DETACHED HOUSE
- VERY WELL-PRESENTED
- QUIET CUL-DE-SAC MADE UP OF JUST FIVE HOUSES
- LARGE OPEN PLAN KITCHEN / DINING ROOM
- SEPARATE LIVING ROOM
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- GENEROUS-SIZED PRIVATE REAR GARDEN
- HOME OFFICE WITH POWER, LIGHT AND HARDWIRED INTERNET
- SITUATED CLOSE TO LOCAL SHOP AND BUS ROUTE





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 142 m²/1,529 sq ft
FLOOR 1: 89 m²/958 sq ft, FLOOR 2: 53 m²/571 sq ft
EXCLUDED AREAS: GARAGE: 6 m²/68 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

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