

6 BERRY LANE, SEAFORD, EAST SUSSEX, BN25 4EX

£399,950

Built in 2022, chandler style, three bedroom semi-detached home is located in a highly sought after position just north of the A259. The property is within easy reach of the Downs Leisure Centre, local shops and regular bus services. Seaford town centre is approximately one mile away, while both primary and secondary schools can be found within around half a mile.

The accommodation includes an entrance hall, a modern fitted kitchen/diner with integrated appliances, spacious living room and a cloakroom.

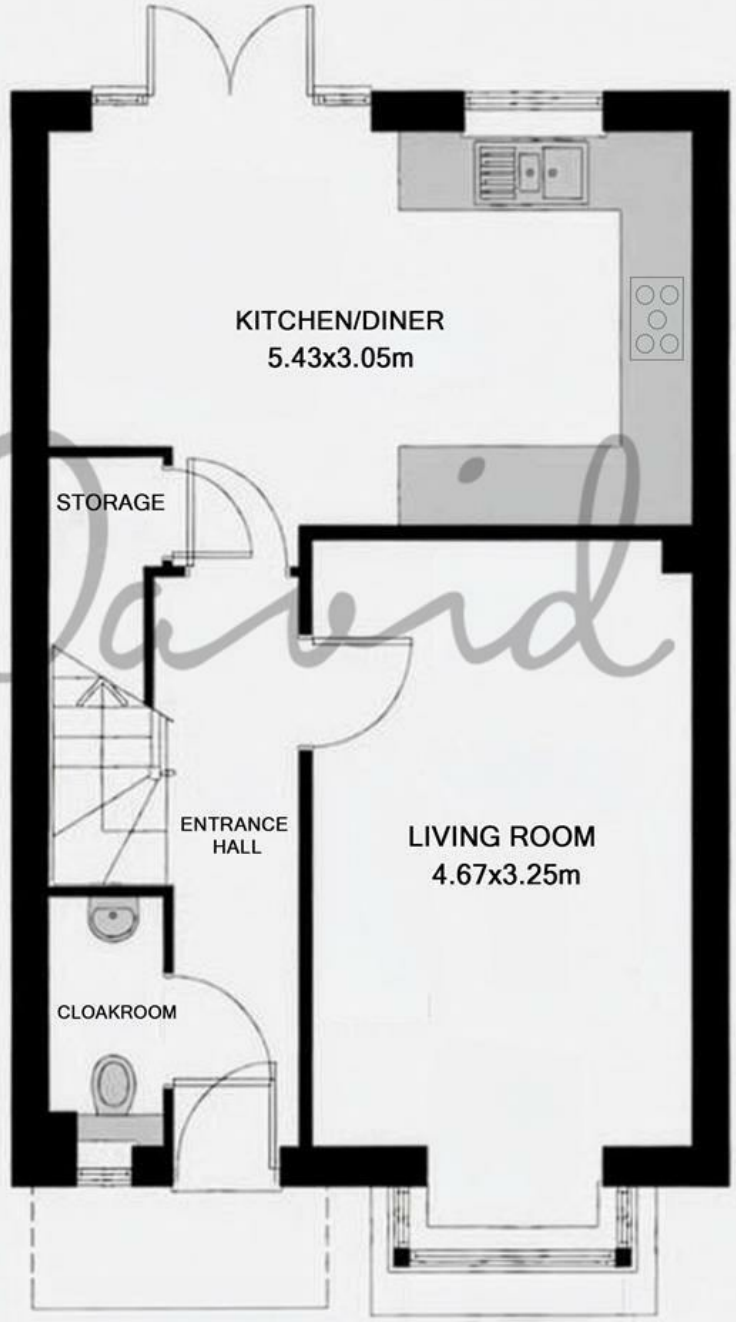
On the first floor, there are three bedrooms, a family bathroom, and an en-suite shower room serving bedroom one.

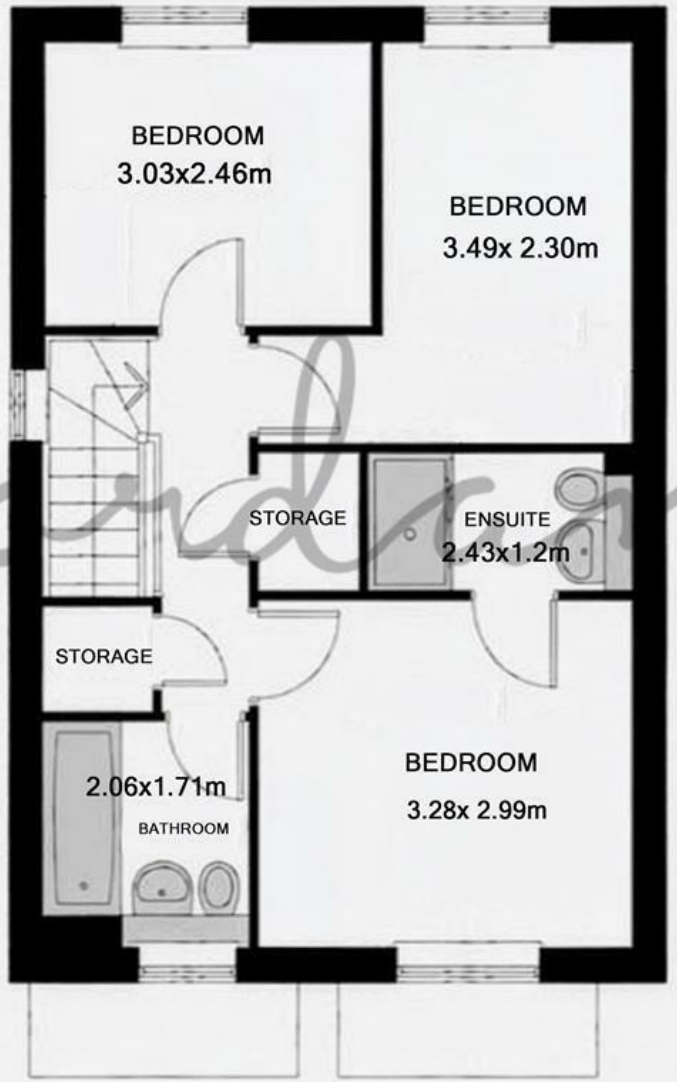
Outside, the driveway provides off-road parking for two vehicles and includes an electric vehicle charging point. A side gate gives access to the level, attractive, south-facing rear garden.

- BUILT IN 2022, SEMI DETACHED HOUSE
- THREE BEDROOMS
- VERY WELL-PRESENTED
- KITCHEN/DINER LEADING TO REAR GARDEN
- FAMILY BATHROOM
- EN-SUITE SHOWER ROOM OFF BEDROOM ONE
- SITUATED TOWARDS THE BACK OF THE DEVELOPMENT
- SOUTH FACING REAR GARDEN
- OFFERED FOR SALE WITH VACANT POSSESSION AND NO ONWARD CHAIN
- NEAR TO LOCAL AMENITIES SUCH AS LEISURE CENTRE, SHOPS AND LOCAL BUS ROUTES









David Jordan





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B



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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EST. 2004