

2 ROSE WALK, SEAFORD, BN25 3DH

£595,000

A spacious and versatile three/four bedroom detached home situated in a popular cul-de-sac within the East Blatchington area of Seaford, with an exterior office and off-street parking for several vehicles. Well positioned within half a mile of two primary schools, a parade of local shops and a nearby bus route. The property is also less than three-quarters of a mile from Seaford town centre and mainline railway station.

The generous accommodation includes a sitting room, kitchen, dining room, playroom/bedroom four, cloakroom, utility area and walk-in storage. Upstairs, the main bedroom benefits from fitted wardrobes, with two further double bedrooms, bathroom and separate WC.

Outside, the rear garden is mainly laid to lawn with a paved patio. There is also a double-glazed exterior office with electricity and internet connection. A brick-paved driveway provides off-road parking for several vehicles.

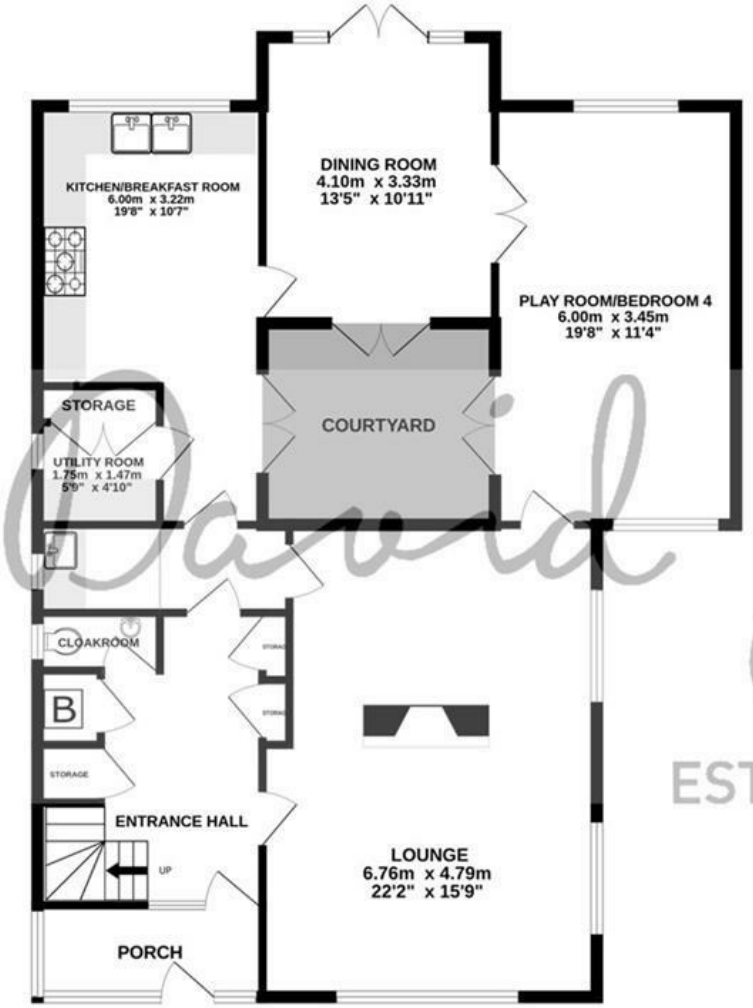
The property is being sold with immediate vacant possession and no onward chain.

- THREE BEDROOM DETACHED HOUSE
- IMMEDIATE VACANT POSSESSION AND NO ONWARD CHAIN
- VERSATILE PLAYROOM THAT COULD BE BEDROOM FOUR
- EXTERIOR OFFICE AND BAR WITH ELECTRIC AND INTERNET CONNECTION
- KITCHEN, DINING ROOM AND LIVING ROOM
- BATHROOM AND SEPARATE WC
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- LOCATED WITHIN A CUL-DE-SAC APPROXIMATELY THREE QUARTERS OF A MILE OF SEAFORD TOWN CENTRE AND RAILWAY STATION
- WITHIN APPROXIMATELY HALF A MILE OF TWO PRIMARY SCHOOLS
- GAS FIRED CENTRAL HEATING

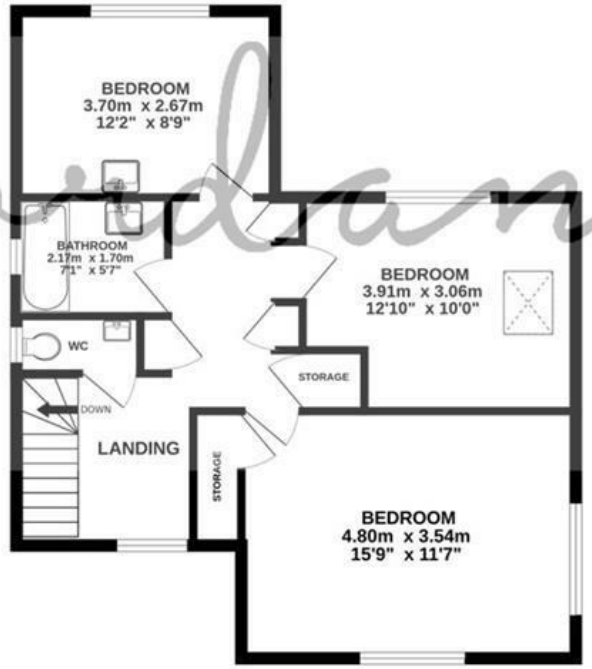




GROUND FLOOR
106.7 sq.m. (1148 sq.ft.) approx.



1ST FLOOR
57.5 sq.m. (619 sq.ft.) approx.



David Jordan
EST. 2004

2 ROSE WALK SEAFORD

TOTAL FLOOR AREA : 164.2 sq.m. (1767 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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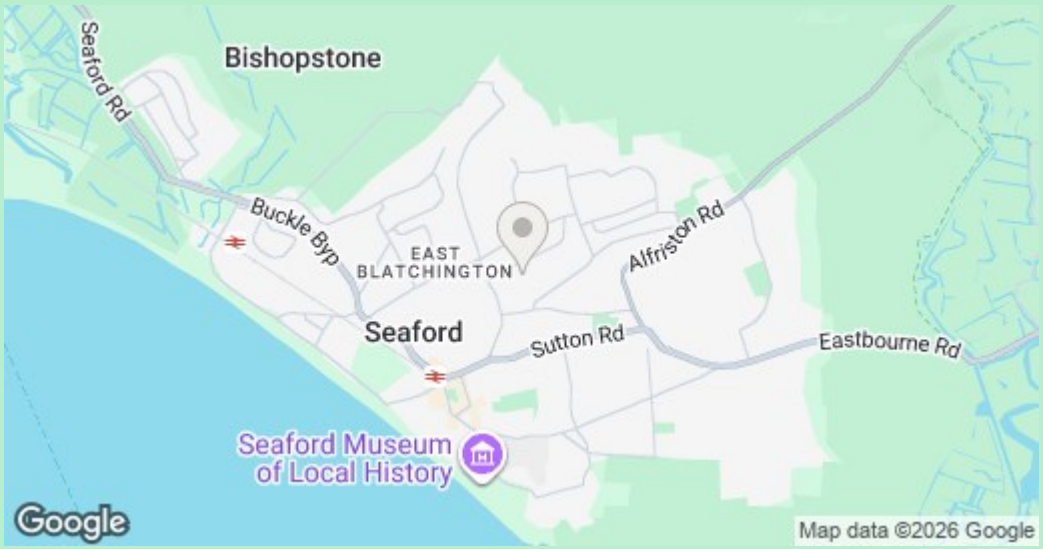
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: 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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